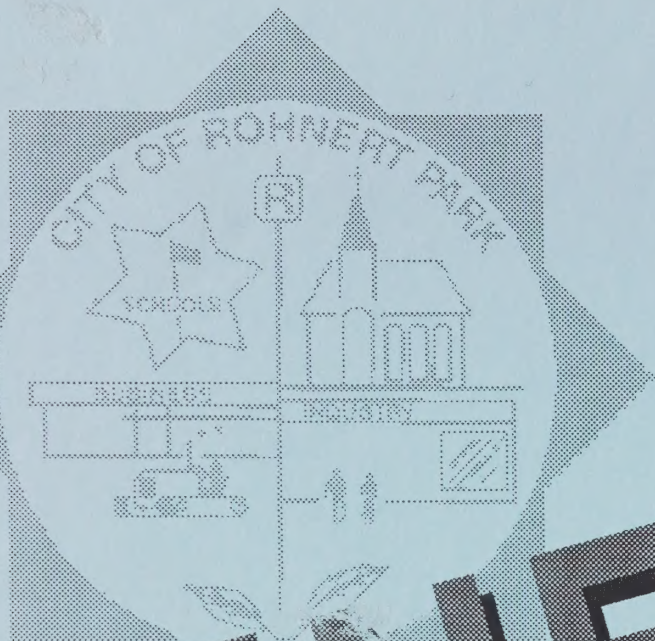


94 00460

v. 2



GENERAL PLAN

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

JUN 30 1994

UNIVERSITY OF CALIFORNIA

**GENERAL PLAN
OF THE
CITY OF
ROHNERT PARK,
CALIFORNIA**

VOLUME II

May 8, 1990

VOLUME II

**GENERAL PLAN
OF THE CITY OF
ROHNERT PARK,
CALIFORNIA**

May 8, 1990

CITY COUNCIL:

Arthur F. Hollingsworth, Jr., Mayor
Charlie Cochran
David L. Eck
Warren K. Hopkins
Linda Spiro

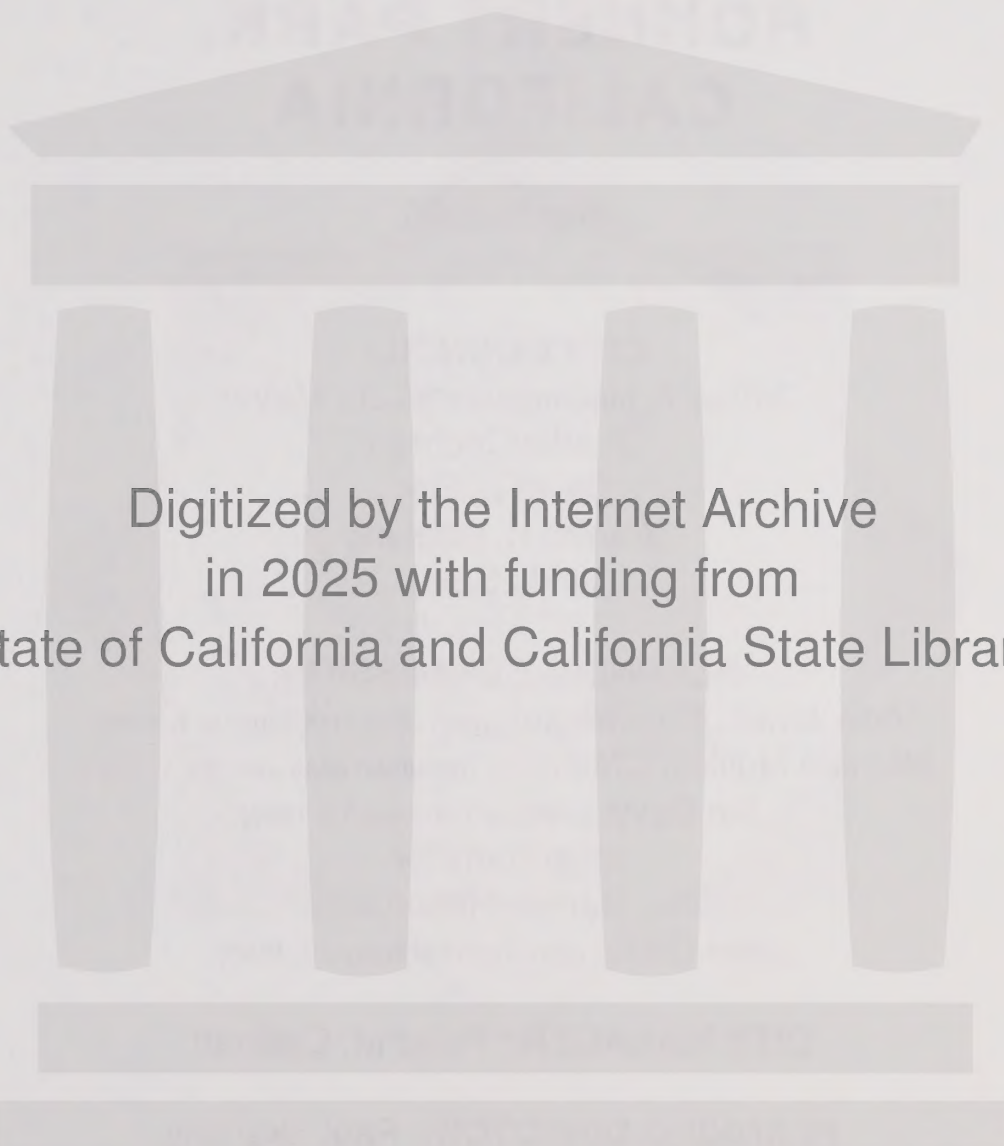
PLANNING COMMISSION:

Vida Jones, Chairperson (held chair until January 1, 1990)
Michael Mullins, Chairman (assumed chair January 1, 1990)
Jim Davis (resigned February 13, 1990)
John Hamilton
Barney Hirson
John Giertz (appointed February 13, 1990)

CITY MANAGER: Peter M. Callinan

PLANNING DIRECTOR: Paul Skanchy

The City of Rohnert Park
6750 Commerce Boulevard
Rohnert Park, California 94928
(707) 795-2411



Digitized by the Internet Archive
in 2025 with funding from
State of California and California State Library

<https://archive.org/details/C124912779>

ACKNOWLEDGEMENTS

PRINCIPLE CONTRIBUTING STAFF:

Peter M. Callinan, City Manager
Joseph D. Netter, Assistant to the City Manager
Carl Eric Leivo, Ph.D., AICP, Asst. to the City Manager (Principal Author)
Roland L. Brust, City Engineer, Director of Public Works
Paul Skanchy, Planning Director
Diane Tomkins, Desktop Publishing

TECHNICAL ASSISTANCE:

Lorraine Roberts, Administrative Secretary
Maria E. McConnell, Secretary II
Judy Hauff, Secretary I
Lillie Brooks, Secretary I
Millie Williams, Secretary I
Robert E. Dennett, Director of Public Safety
Michael Harrow, Finance Director
Michael Grice, Theatre Manager
Caroline Fabio, Administrative Assistant
Angela Fogle, Accountant/Auditor
Guy Miller, Recreation Supervisor
Jerry Bick, Public Safety Division Commander
John Ellis, Public Safety Officer
Troy Dettling, Personnel Assistant II

CONSULTANTS:

Earth Metrics, Incorporated
Freilich, Stone, Leitner & Carlisle
Goodrich Traffic Group
Hudis and Associates, Engineers
Illingworth and Rodkin, Inc., Acoustical Engineers

CITIZEN PARTICIPANTS (Registered and/or Testified)

Scott Ahrens	Betty Fredericks	Jim Manion	Bruce Smith
Norah Alford	Denny C. Freeman, DC	Brian Marshall	Spring Songbird
Tom Anderson	Margaret Fuller	Alici E. McAdams	Monse Speer
Jim Angelo	Dawna Gallagher	Alvin B. McArdle	Pam Stafford
Henry Arian	Thomas J. Gallagher	Dennis G. McCormack	Allen Stansbury
Marcelle Arian	Harlan Gates	Ray McKenzie	Georgia Clark Stevens
Charlie (Brown) Artman	Sandra L. Geary	James Michener	Jeanne Stratford
Frank Ball	George Geister	Dave Mochel	John R. Stratford
Anella Barbour	John Giertz	Linda Morand	Whitey Stratton
Evelyn R. Beauchamp	Frank Gilman	Paul Morand	Paul Stutrud
Harvey Bell	Homer Goodwin	Lee Neuerburg	Kristin Swanson
Henry Bills	Pilar Goodwin	Ron Neuerburg	Dennis Tatman
Ray Biloplavek	Mike Gragg	Edward O'Brien	Alexis Tellis
Teresa Bowden	Flo Gresty	Marjorie O'Brien	Mike Terwilliger
Joseph Boyle	Gerald Griffin	Patrick O'Connell	A. Scott Thimann
Linda Branscomb	Alfred Haggerty	Kevin Otten	Renée Thimann
Mrs. Raymond A. Brooks	Laura Hamilton	Charmaine Padilla	James B. Thomas
Janice Brown	Robert Harkary	Linda R. Park	James Thompson
Leff Brown	Craig Harrington	Darryl Parkinson	Mrs. James Thompson
Clifton Buck-Kauffman	Ron Harris	Lynn Phillips, Jr.	Michael Tippet
Thomas Brenton Burrell	Hertzel Harrison	Robert Powell	Helen M. Todd
Marion Burrell	E. Heison	Karyn Pulley	Jay Todd
Patricia Cantú	Linda Henderson	Monique Purkett	Dale Trowbridge
T. Robert Cato	Molly Herman	S. Purkett	John Unguren
James Christian	John Hoobler	Richard J. Radtke	David Van Nuys
Frank M. Christmas	Marjorie Jean Hoobler	Herbert Ray	Jerry Weiss
James M. Clark	George Horwedel	Reji Ray	Larry R. Williamson
Gregory R. Conklin	Robert Intersimone	James E. Redding	Frank Willis
Dixie Conway	Ralph Jones	Beth Robertson	Chip Worthington
Patricia M. Costello	Catherine Isett	Jimmie Rogers	Tim Wright
Consuelo Couley	Rick Kaufman	Joyce Rogers	Mindy Young
Julia D'Addario-Ahrens	Mrs. W. B. Kery	David Rostov	
Tim Danesi	Karl Kim	Athena Rushka	
Robert Davig	Jerry Kohler	Cecelia Russell	
Barbara Davies	Lewis J. Kuehm	Lon Russell	
Bambi Dennett	Jeff Leon	Gene Schwarz	
Rick Dennett	Joseph Louvar	Lisa Schwarz	
Bob Dewey	Theresa J. Louvar	Calvin Scollon	
Barry Eisenberg	Rick Luttmann	Coralia Serafim	
Betty Ferra	Alvin Reed Lyle	Rhonda Shawner	
Tony Ferra	Cathe Lynch	Ted Shimkowski	
Louise Field	Barbara MacKenzie	Suzanne Shriver	
Tracy Fields	Jake MacKenzie	John Sime	
Richard Forrest	Ed Maness	Elizabeth Smalarz	

TABLE OF CONTENTS

VOLUME I - CHAPTERS

CHAPTER 1 - SUMMARY OF THE GENERAL PLAN

1.1 - Purpose	1.1
1.2 - Regional Setting	1.3

CHAPTER 2 - LAND USE

Goals	2.1
2.1 - Introduction	2.1
2.2 - Residential	2.4
2.3 - Mobile Home Parks	2.7
2.4 - Commercial	2.7
2.5 - U.S. Highway 101 Frontage	2.8
2.6 - Industrial/Distribution	2.8
2.7 - Sphere of Influence	2.11
2.8 - Open Space Barrier	2.12
2.9 - Sonoma State University	2.12
2.10 - Schools	2.14
2.11 - Northern Planning Area	2.15
2.12 - Canon Manor	2.16
2.13 - Community Facilities	2.18
2.14 - Public Improvement Financing	2.24
2.15 - Land Use Map	2.25
2.16 - Objectives, Principles, Policies, Standards, Proposals, and Implementation Measures	2.28

CHAPTER 3 - CIRCULATION

Goals	3.1
3.1 - Introduction	3.1
3.2 - Roadway Functional Classification System	3.1
3.3 - Traffic Volumes	3.1
3.4 - Level of Service	3.4
3.5 - Intersections	3.7
3.6 - Truck Transportation	3.8
3.7 - Traffic Model	3.8
3.8 - Rail Service	3.8
3.9 - Public Transportation	3.13

3.10 - Bicycle Facilities	3.16
3.11 - Pedestrians	3.16
3.12 - Air Transportation	3.17
3.13 - U.S. Highway 101	3.17
3.14 - Objectives, Principles, Policies, Standards, and Implementation Measures	3.18

CHAPTER 4 - HOUSING

Goals	4.1
4.1 - Introduction	4.1
4.2 - Major Findings	4.2
4.3 - Review of the 1983 Housing Element	4.3
4.4 - Population Trends	4.6
4.5 - Employment Trends	4.7
4.6 - Housing Share Estimates	4.8
4.7 - Household Characteristics	4.9
4.8 - Cost of Housing	4.11
4.9 - Housing Characteristics	4.12
4.10 - Land Suitable for Residential Development	4.17
4.11 - Potential and Actual Government Housing Constraints	4.19
4.12 - Potential Conversion of Assisted Housing	4.28
4.13 - Potential and Actual Nongovernmental Housing Constraints	4.29
4.14 - Special Housing Needs	4.32
4.15 - Opportunities for Energy Conservation	4.37
4.16 - Housing Objectives, Principles, and Policies	4.37
4.17 - Schedule of Actions	4.39

CHAPTER 5 - CONSERVATION

Goals	5.1
5.1 - Introduction	5.1
5.2 - Drainage and Erosion	5.1
5.3 - Geology, Topography, and Soils	5.3
5.4 - Solid Waste	5.4
5.5 - Water Supply and Conservation	5.5
5.6 - Wastewater	5.15
5.7 - Air Quality	5.22
5.8 - Energy Conservation	5.24
5.9 - Vegetation and Wildlife	5.25
5.10 - Objectives, Principles, Policies, Standards, and Implementation Measures	5.26

CHAPTER 6 - OPEN SPACE

Goals	6.1
6.1 - Introduction	6.1
6.2 - Objectives, Principles, Policies, Standards, and Implementation Measures	6.3

CHAPTER 7 - NOISE

Goal	7.1
7.1 - Introduction	7.1
7.2 - Noise Characteristics	7.1
7.3 - Noise Sources in Rohnert Park	7.4
7.4 - Objectives, Principles, Policies, Standards, and Implementation Measures	7.6
7.5 - Noise Mitigation	7.9
7.6 - Enforcement	7.9

CHAPTER 8 - SAFETY

Goals	8.1
8.1 - Introduction	8.1
8.2 - Emergency Preparedness	8.1
8.3 - Flood Hazards	8.4
8.4 - Seismic Safety	8.5
8.5 - Police and Fire Services	8.11
8.6 - Hazardous Materials	8.15
8.7 - Objectives, Principles, Policies, Standards, and Implementation Measures	8.17

LIST OF FIGURES

1.1	- Summary of General Plan Goals, Objectives, Principles, Policies, Standards, Proposals, Implementation Measures, and Actions.....	1.4
	Land Use Element	1.4
	Circulation Element.....	1.8
	Housing Element	1.12
	Conservation Element	1.18
	Open Space Element.....	1.21
	Noise Element	1.24
	Safety Element	1.27
2.1	- Land Use, Developed and Undeveloped Land	2.2
2.2	- Developed and Undeveloped Land	2.2
2.3	- Developed Land Use Within City Limits	2.3
2.4	- Undeveloped Land by Use	2.4
2.5	- Major Undeveloped Areas	2.5
2.6	- Dwelling Unit Build-Out and Estimated Population Within Existing City Limits by Neighborhood	2.6
2.7	- Total Dwelling Units	2.6
2.8	- Scheduled Residential Development	2.7
2.9	- List of Master Environmental Impact Reports	2.9
2.10	- Rohnert Park Sphere of Influence	2.10
2.11	- Proposed Sphere of Influence.....	2.13
2.12	- School Districts	2.15
2.13	- Major City Owned Community Facilities	2.17
2.14	- Civic Center Design Plan	2.21
2.15	- Planned Public Facility Improvements	2.23
3.1	- Classification of Major Streets.....	3.2
3.2	- Average Daily Traffic Volumes	3.3
3.3	- Levels of Service for Urban and Suburban Arterials	3.4
3.4	- Existing Level of Service	3.5
3.5	- Traffic Signal Plan	3.6
3.6	- Future Level of Service, Existing Street System	3.9
3.7	- Future Level of Service, Improved Street System.....	3.10
3.8	- Projected Average Daily Traffic Volumes, Buildout	3.11
3.9	- Projected Net Change in Average Daily Traffic Without State Farm Drive Crossing	3.12
3.10	- Daily Transit Ridership	3.13
3.11	- Bike Path Plan	3.14

4.1	- Population Trends	4.7
4.2	- Housing Allocations.....	4.9
4.3	- Households by Tenure and Type of Unit	4.10
4.4	- Dwelling Units	4.13
4.5	- Housing Conditions	4.15
4.6	- Deficient Housing Units.....	4.16
4.7	- Undeveloped Residential Parcels	4.18
4.8	- Development Fees	4.22
4.9	- Scheduled Residential Development	4.24
4.10	- Measures Which Will Remove Governmental Constraints	4.26
4.11	- Schedule of Housing Activities	4.44
5.1	- Drainage Map.....	5.2
5.2	- Refuse	5.4
5.3	- Annual Water Use by Source	5.6
5.4	- Water Service Accounts by Type	5.6
5.5	- Annual Water Quality Report	5.8
5.6	- Per Capita Water Use, Selected Cities in Sonoma County	5.10
5.7	- Per Capita Water Use, Rohnert Park	5.11
5.8	- Projected Water Use	5.14
5.9	- Estimated Water Needs	5.14
5.10	- Water System.....	5.16
5.11	- Wastewater System	5.17
5.12	- Wastewater Flows	5.18
5.13	- Typical Seasonal Wastewater Flow by Month	5.18
5.14	- Average Daily Dry Weather Wastewater Flow and Capacity	5.19
5.15	- Wastewater Pumping Capacity	5.21
5.16	- Comparison of Vehicle Air Pollutant Emissions	5.23
5.17	- Summary of Emissions Due to Residential Woodburning	5.24
7.1	- Definition of Noise Related Technical Terms	7.2
7.2	- Typical Sound Levels Measured in the Environment and Industry	7.3
7.3	- Projected L _{dn} Noise Exposure Contours.....	7.5
7.4	- Land Use Compatibility for Community Noise Environments	7.10
8.1	- Rohnert Park Public Safety Emergency Operations, Standing Operation Procedures	8.2
8.2	- Flood Prone Areas	8.6
8.3	- Typical Geological Section	8.7
8.4	- Earthquake Faults	8.9
8.5	- Emergency Evacuation Routes	8.12
8.6	- First Response Times in Minutes	8.14

VOLUME II - APPENDICES

I - Rohnert Park Town Meeting, October 29, 1989	II. 1
II - 1989 Citizen Canvas	II. 1
III - Planning Commission General Plan Meeting, November 13, 1989	III. 1
IV - Planning Commission General Plan Meeting, November 15, 1989	IV. 1
V - Planning Commission General Plan Meeting, November 27, 1989	V. 1
VI - Planning Commission General Plan Meeting, November 30, 1989	VI. 1
VII - Planning Commission General Plan Meeting, December 4, 1989	VII. 1
VIII - Planning Commission General Plan Meeting, December 7, 1989	VIII. 1
IX - Planning Commission General Plan Meeting, December 11, 1989	IX. 1
X - General Plan Open House, February 3, 1990	X. 1
XI - City Council General Plan Meeting, February 12, 1990	XI. 1
XII - City Council General Plan Meeting, February 20, 1990	XII. 1
XIII - City Council General Plan Meeting, February 26, 1990	XIII. 1
XIV - City Council General Plan Meeting, March 6, 1990	XIV. 1
XV - City Council General Plan Meeting, March 12, 1990	XV. 1
XVI - City Council General Plan Meeting, March 19, 1990	XVI. 1
XVII - City Council General Plan Meeting, March 26, 1990	XVII. 1
XVIII- Planning Commission General Plan Meeting, May 3, 1990	XVIII. 1
XIX - City Council General Plan Meeting, May 8, 1990	XIX. 1





APPENDIX I

**ROHNERT PARK
TOWN MEETING**

October 29, 1989

To initiate preparation of the General Plan, the City held a Town Meeting. The meeting was held on Sunday, October 29, 1989, from 2:00 p.m. to 6:00 p.m. The meeting was held in the Community Center, 5401 Snyder Lane.

Advertisements for the Town Meeting were run in the Wednesday, October 25, 1989 and Friday, October 27, 1989 editions of the Rohnert Park-Cotati Clarion (see advertisement copy). The City also issued a news release which was sent to all local media (see news release). The meeting was discussed in an article that appeared in the Clarion on October 25, 1989 (see article). On October 27, 1989, The Press Democrat (Santa Rosa) published an article regarding the meeting (see article). In addition, the Planning Commission Chairperson personally sent invitations to 83 individuals (see letter and mailing list).

One hundred and forty-two people attended the meeting. This number includes five City Council members, five Planning Commissioners, and twelve members of City staff.

Those attending were asked to register. Only 105 individuals registered (see Registration List). Those who registered were asked to list important opportunities and problems that will face Rohnert Park during the next several years (see Registration Comments).

The Town Meeting was conducted in three parts. First everyone convened in a general session. The Mayor welcomed those attending, stressed the importance of the meeting

and the participation of the public, and reviewed how the meeting would be conducted. Those attending then broke up into ten work groups. The group sessions were conducted according to the "nominal group process" as described in Group Techniques for Program Planning by Andre L. Delbecq, Andrew H. Van de Ven, and David H. Gustafson, 1975. Each group was led by a member of City staff. City staff members were instructed to listen rather than engage in debates and divert the discussion. Members of each group first listed their ideas quietly and in writing (see Individual Brainstorming). Next, the ideas were listed on sheets of chart paper. Everyone had an equal chance to have their ideas listed. The groups discussed and prioritized the different ideas (see Group Brainstorming). Finally, everyone convened into a general session. The group leaders summarized the ideas and priorities of their groups. The Mayor concluded the meeting with a general discussion concerning the General Plan revision process.

The results of the Town Meeting were reviewed in articles that appeared in the Clarion and The Press Democrat (see article).

★ ★ ★ TOWN MEETING ★ ★ ★

When you're a citizen of a city, you're also a co-owner. You have an equal say in how the city is managed and you receive an equal share of benefits from living and conducting business in that city.

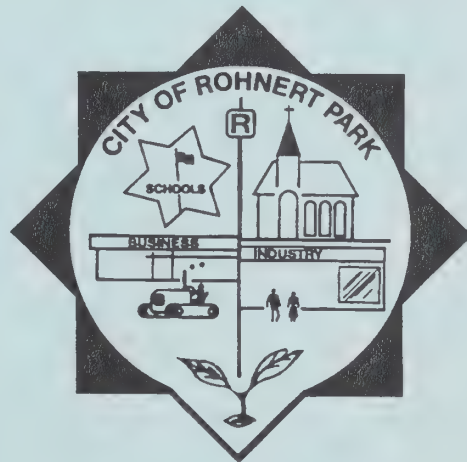
With ownership comes responsibility. Rohnert Park needs your ideas, your insights, your direction.

WHAT BLUEPRINT FOR THE FUTURE SHOULD THE CITY FOLLOW?

If you've got answers, City leaders have arranged to hear them. Just attend the . . .

1989
ROHNERT
PARK
TOWN
MEETING

SUNDAY,
OCTOBER 29
2:00 P.M.
MULTI-USE
ROOM,
COMMUNITY
CENTER
5401 SNYDER
LANE



Paul D. Stutrud
P. O. Box 2205
Rohnert Park CA 94927

27 September 1989

Rohnert Park City Council
6750 Commerce Boulevard
Rohnert Park CA 94928

RECEIVED

SEP 27 1989

CITY OF ROHNERT PARK

Dear sirs and madam:

Last night, I sat in on the city council meeting and listened with interest, astonishment and even anger at the comments and statements made regarding the matter of revising the Rohnert Park General Plan.

Obviously, you do not know what you are doing and apparently your staff doesn't either. Revising a general plan is a lengthy process that is not going to get done in a couple of months. There are too many details to attend to and too many agencies and specifications to be met.

The most important detail that I noticed was missing was the required E.I.R. statement that is required for a general plan because the revision of a general plan is a project of significant impact. An E.I.R. statement is going to have to be drawn up.

I was quite appalled at the banterings regarding citizen involvement in the revision process. This is a requirement and it must be done and must be recorded. Since Rohnert Park is already divided up into sections, this would be the best way to establish neighborhood committees. I would highly recommend that this be initiated and publicized as quickly as possible.

The discussion about a noise inventory and hiring a noise consultant is a bit premature. You are going to need to do traffic circulation studies, including obtaining figures from Cal-Trans and from the railroad for their traffic projections. Noise is a part of traffic circulation and the two elements must be integrated and internally consistent with each other.

You are going to have to produce the appropriate maps and overlays to illustrate the various elements of the general plan. You are going to have to consult with and comply with certain state agencies such as Housing and Community Development, the Office of Noise Control, the Office of Mines and Geology and of course, the Office of Planning and Research. Fish and Game, the Department of Water Resources and others that will come out of the woodwork will also be involved in the process.

Council Correspondence
Copy to ea. Councilman
Copy to C. Lewis
Copy to J. N. Miller
Copy to P. Sanchez
A. D. L. Smith

Hand - Delivered
9-27-89
Requested distribution
to Council Members.

I think it would be wise for the city council to purchase a case of the General Plan Guidelines and to at least distribute them to each city council member, each planning commission member and for various other staff members. I would also make them available to the public or at least to the head of each neighborhood committee.


I am the individual who sued the City of Novato for having a similarly non-complying, out-dated general plan. I did a lot of research before I filed my lawsuit and the mechanics of the lawsuit required that I do that much more research and study. I learned a lot about the applicable Government Codes and other legal requirements and have since attended seminars and taken law classes in general plan law. I am currently in the Paralegal Certification program at Sonoma State and I work one evening a week at the Marin County Law Library, where I find that more and more ordinary citizens are taking an interest in planning law--for whatever their reasons.

I think the city council needs to get realistic about the time frame of this project and I also think the matter of the Sierra Club Lawsuit needs to be taken seriously. When I filed my lawsuit against Novato, we obtained an Injunction for a Moratorium Against Construction, based on the fact that the current project approvals could not be done because they were being measured against a non-complying and illegal general plan.

The City of Novato was given one year to revise their general plan and this tight time frame forced the city to hire outside help in order to get things done on time. One year was not enough. The city had to bear the cost of the court fees, the extra help and I was awarded attorney's fees.

There are too many things stacking up against development as it used to be done and the "silent majority" are now wanting to be heard in regards to the things that affect the quality of their lives. The General Plan is the key part of that and if you do not include them in the process of revising it, I am sure you will pay for it later in more lawsuits.

Yours truly,

A handwritten signature in cursive script that reads "Paul D. Stutrud".

Paul D. Stutrud

the General Plan Guidelines can be obtained for the cost of \$10
(taxes included) from:

The Office of Procurement
Publications Section
P. O. Box 1015
North Highlands CA 95660

Telephone (916) 973 3700

Some other pertinent documents include:

California Planners Book of Lists (\$7.00)
Planning, Zoning & Development (\$10.00)
CEQA--California Environmental Quality Act (\$10.00)1987

8763 Laurelwood Drive
Rohnert Park, CA 94928

October 18, 1989

&title& &fname& &lname&
&address1&
&city&, &state& &zip&

Dear &title& &lname&:

As you may have heard by now, the Rohnert Park General Plan is being updated and revised. This letter is to encourage you to become part of this process. There will be a number of opportunities for you to make your opinions heard, and I urge you to take advantage of this opportunity to influence the future of Rohnert Park.

There will be a Town Meeting on Sunday, October 29th from 2:00 to 5:00 p.m. This will be held in the Multi-Use room at the Community Center.

The Planning Commission will be reviewing draft General Plan revisions between November 13th and November 30th, in Meeting Room 3 at the Community Center. These meetings are:

Monday, Nov. 13	Land Use Element
Wednesday, Nov. 15	Circulation Element
Monday, Nov. 20	Housing Element
Wednesday, Nov. 29	Conservation & Open Space Elements
Thursday, Nov. 30	Noise & Safety Elements

Each of these meetings will begin at 7:30 p.m. The City Council will be holding additional public hearings in early December.

On December 28th, the Planning Commission will be holding its final Public Hearing and Vote. This will be during the regularly scheduled Planning Commission Meeting. The City Council will be holding its final Public Hearing and Vote on January 9th, 1990.

I hope to see you at one or several of these meetings.

Sincerely,

Vida Jones

1, Anna M.,Aha,Ms.,812 Liana Court,Rohnert Park,CA,94928
2, Peter,Bailey,Mr.& Mrs.,7491 Adrian Drive,Rohnert Park,CA,94928
3, Bev,Bain,Ms.,936 Emily Avenue,Rohnert Park,CA,94928
4, Rose,Baker,Ms.,8908 Lancaster Drive,Rohnert Park,CA,94928
5, Rich,Barbata,Mr.& Mrs.,805 Liana Court,Rohnert Park,CA,94928
6, Willis,Bennett,Mr.,4819 Fairway Drive,Rohnert Park,CA,94928
7, Tom,Benton,Mr.& Mrs., 7378 Carriage Court,Rohnert Park,CA,94928
8, Virginia,Billbrey,Ms.,7555 Bonita Avenue,Rohnert Park,CA,94928
9, Linda,Black,Ms.,8403 Lancaster Drive,Rohnert Park,CA,94928
10, Steve,Butler,Mr.,328 Alden Avenue,Rohnert Park,CA,94928
11, Helene,Calhoun,Ms.,7260 Adrian Drive,Rohnert Park,CA,94928
12, Rick,Carlier,Mr.& Mrs.,5317 Eunice Street,Rohnert Park,CA,94928
13, Mike,Cicanese,Mr.& Mrs.,5647 Daniel Drive,Rohnert Park,CA,94928
14, Leah,Daly,Ms.,8600 Lancaster Drive,Rohnert Park,CA,94928
15, Bill,Davenport,Mr.,816 Liana Court,Rohnert Park,CA,94928
16, Dusty,Dawn,Ms.,4757 Snyder Lane,Rohnert Park,CA,94928
17, Val,Easton,Ms.,1517 Holly Avenue,Rohnert Park,CA,94928
18, Bill,Fagan,Mr.& Mrs.,211 Firethorn Drive,Rohnert Park,CA,94928
19, Jack,Fox,Mr.& Mrs.,5540 Daniel Drive,Rohnert Park,CA,94928
20, Sophia,Frazier,Ms.,1528 Gretchen Court,Rohnert Park,CA,94928
21, Sandy,Gibson,Ms.,519 Alta Avenue,Rohnert Park,CA,94928
22, Jim,Giromeni,Mr.,800 Lilac Way,Rohnert Park,CA,94928
23, Barry,Godolphin,Mr.& Mrs.,7738 Beverly Drive,Rohnert Park,CA,94928
24, Pilar,Goodwin,Mr.,41 Laurel Court,Rohnert Park,CA,94928
25, Larry,Grey,Mr.& Mrs.,7479 Bobbie Way,Rohnert Park,CA,94928
26, Larry,Hansen,Mr.& Mrs.,6082 Diane Court,Rohnert Park,CA,94928
27, Don,Harris,Mr.,8484 Lancaster Drive,Rohnert Park,CA,94928
28, Ken,Harrison,Mr.,8431 Lombard Way,Rohnert Park,CA,94928
29, George,Hickman,Mr.,60 Walnut Circle,Rohnert Park,CA,94928
30, Johanna,Hoaglund,Ms.,4958 Filament Street,Rohnert Park,CA,94928
31, Harold,Hoipkemeier,Mr.,835 Lancewood Court,Rohnert Park,CA,94928
32, John L.,Hoobler,Mr.& Mrs.,7102 Adrian Drive,Rohnert Park,CA,94928
33, Eileen R.,Johnson,Ms.,8446 Lombard Way,Rohnert Park,CA,94928
34, Anne,Kennedy,Ms.,30 Walnut Circle,Rohnert Park,CA,94928
35, Mike,Kerrigan,Mr.& Mrs.,7253 Circle Drive,Rohnert Park,CA,94928
36, Paul,Killingsworth,Mr.& Mrs.,951 Eleanor Avenue,Rohnert Park,CA,94928
37, Tina,Komro,Ms.,784 Golf Course Drive,Rohnert Park,CA,94928
38, Patti,Laguire,Ms.,7586 Burton Avenue,Rohnert Park,CA,94928
39, Evelyn,Lothe,Ms.,8419 Lancaster Drive,Rohnert Park,CA,94928
40, Barbara,Lutz,Ms.,7125 Avenida Cala,Rohnert Park,CA,94928
41, Katherine,Melchiorre,Mrs.,944 San Francisco Way,Rohnert Park,CA,94928
42, Richard,Moore,Mr.& Mrs.,8686 Laurelwood Drive,Rohnert Park,CA,94928
43, Darryl,Morgan,Mr.& Mrs.,7069 Adrian Drive,Rohnert Park,CA,94928
44, Sandy,Mottard,Mrs.,7259 Adrian Drive,Rohnert Park,CA,94928
45, Delores,Nakatani,Ms.,984 San Francisco Way,Rohnert Park,CA,94928
46, Betty,O'Callaghan,Mrs.,8757 Laurelwood Drive,Rohnert Park,CA,94928
47, Russ,Ohlson,Mr.,298 Burton Avenue,Rohnert Park,CA,94928
48, Terri,Palladino-King,Ms.,216 Fauna Avenue,Rohnert Park,CA,94928
49, Sharon,Pemberton,Ms.,7292 Adrian Drive,Rohnert Park,CA,94928
50, Polly,Pierce,Ms.,7189 Circle Drive,Rohnert Park,CA,94928
51, C.,Reynolds,Mrs.,6096 Dawn Court,Rohnert Park,CA,94928
52, R.,Rishe,Mrs.,8649 Laurelwood Drive,Rohnert Park,CA,94928

53, Melody,Rocha,Ms.,832 Lunar Court,Rohnert Park,CA,94928
54, D.,Rodeick,Mrs.,7784 Burton Avenue,Rohnert Park,CA,94928
55, Joe,Rodola,Mr.,6032 Country Club Drive,Rohnert Park,CA,94928
56, I.,Rohe,Mrs.,7201 Beverly Drive,Rohnert Park,CA,94928
57, Bill,Romaine,Mr.,7767 Beverly Drive,Rohnert Park,CA,94928
58, M.,Romano,Mr.,729 Barry Court,Rohnert Park,CA,94928
59, A.,Sammis,Ms.,794 Bernadette Avenue,Rohnert Park,CA,94928
60, Aurelio,Sanchez,Mr.& Mrs.,536 Alta Avenue,Rohnert Park,CA,94928
61, Maureen,Scott,Ms.,933 Eve Court,Rohnert Park,CA,94928
62, Nancy,Shaw,Ms.,144 Las Casitas Dr./Fiesta Ln.,Rohnert Park,CA,94928
63, June,Sims,Ms.,7595 Adrian Drive,Rohnert Park,CA,94928
64, Tim,Smith,Mr.& Mrs.,4467 Hollingsworth Circle,Rohnert Park,CA,94928
65, Albert,Sowash,Mr.& Mrs.,7715 Adrian Drive,Rohnert Park,CA,94928
66, Whitney,Stratton,Mr.,875 Holly Avenue,Rohnert Park,CA,94928
67, Sue,Stubblebine,Mrs.,1404 Georgia Court,Rohnert Park,CA,94928
68, Chris,Tetsuwari,Mr.& Mrs.,8656 Laurelwood Drive,Rohnert Park,CA,94928
69, Charles,Tompkins,Mr.,8808 Lancaster Drive,Rohnert Park,CA,94928
70, Geneva,Trent,Ms.,147 Walnut Circle,Rohnert Park,CA,94928
71, Maria,Trobell,Ms.,202 Walnut Circle,Rohnert Park,CA,94928
72, Darlene,Trudeau,Ms.,84 Alma Avenue,Rohnert Park,CA,94928
73, Jan,Vaupel,Ms.,5305 Coronado Court,Rohnert Park,CA,94928
74, Kenneth,Wagner,Mr.,7924 Adrian Drive,Rohnert Park,CA,94928
75, Stan,Wille,Mr.,552 LaCrosse Court,Rohnert Park,CA,94928
76, Steve,Wren,Mr.,1050 Santa Cruz Way,Rohnert Park,CA,94928
77, Doris,Yows,Ms.,7168 Burton Avenue,Rohnert Park,CA,94928
78, C.,Guthrie,Mrs.,6586 Joyce Court,Rohnert Park,CA,94928
79, ,Nemeth,Mr.& Mrs.,912 Kirsten Court,Rohnert Park,CA,94928
80, Jack,Goetzinger,Mr.& Mrs.,1271 Camino Coronado,Rohnert Park,CA,94928
81, Ron,Neuerberg,Mr.& Mrs.,7621 Beverly Drive,Rohnert Park,CA,94928
82, P.,Swift,Ms.,695 Lincoln Avenue,Rohnert Park,CA,94928
83, David,Van Nuys,Dr.& Mrs.,6189 San Bruno Court,Rohnert Park,CA,94928

ROHNERT PARK TOWN MEETING
REGISTRATION FORM
October 29, 1989

During the next several years, what important opportunities and problems will face Rohnert Park? _____

Name: _____

Address: _____

City/State/Zip: _____

_____ I would like to attend future General Plan meetings. Please mail meeting notices.

_____ I do not expect to attend future General Plan meetings.

ROHNERT PARK TOWN MEETING
REGISTRATION FORM
October 29, 1989

During the next several years, what important opportunities and problems will face Rohnert Park? _____

Name: _____

Address: _____

City/State/Zip: _____

_____ I would like to attend future General Plan meetings. Please mail meeting notices.

_____ I do not expect to attend future General Plan meetings.

CONCERNED CITIZENS FOR ROHNERT PARK

CONCERNED CITIZENS FOR ROHNERT PARK is made up of regular people like you. Our purpose is to support responsible growth which reflects the desires of the residents of our city. We are organizing CONCERNED CITIZENS FOR ROHNERT PARK (CCFRP) to help study and discuss issues that affect our property and lifestyle; to generate more of a sense of "neighborhood"; to help all of us become better informed; and to provide effective input to government agencies that affect us.

We are very concerned about these issues: traffic congestion, urban sprawl, loss of farmlands and open space, school overcrowding, maintaining the health and beauty of our region, noise, clean air, adequate water supply, sewage disposal and community involvement. If you are also concerned about these and other issues affecting Rohnert Park, if you share our concern about the type, rate and density of development proposed in our city, then please join with us today.

☐ I want to become a member of CONCERNED CITIZENS FOR ROHNERT PARK

☐ Enclosed is my contribution to help cover costs for copies, printing and postage (\$20 per family is requested and more or less is great too)

Name _____

Address _____

City/State/Zip _____

Phone (if you wish to be called) _____

Home _____ best time to call _____

Work _____ best time to call _____

Mail completed coupon along with any contributions to:

CONCERNED CITIZENS FOR ROHNERT PARK

700 Lindsay Avenue

Rohnert Park, CA 94928

or call 795-0655 for information.

**PLEASE JOIN
WITH YOUR
NEIGHBORS**

WHAT IS A GENERAL PLAN?

For whatever reason, there seems to be a total lack of understanding by many people, including most politicians as to what a General Plan is all about. At city council and planning commission meetings we hear buzz words like "zoning", "general plan amendments", "EIR's" and even more strange words like "infra-structure", "LAFCO", "mandatory elements". It is important to learn what these words mean but more important to learn about the laws behind them.

A General Plan is supposed to be a statement of what a community wants for itself in regards to the use of the land within its declared boundaries, whether it is a city or a county.

The community is defined as the people who live within it, not just an elite group of property owners, not just those with political influence and definitely not outside developers and land speculators. This is one of the first major failings in the understanding of the power of a general plan, particularly by the elected officials. Equally important is the matter of a city or county's "Police Powers".

Police Power is not ordinary law enforcement in matters of criminal and civil justice. Police Power is the final say of the community to rule in land use matters within its boundaries. By law, a city cannot give up or subvert its Police Powers. We won't go any further in this discussion at this time but it is very important to be aware of the concept and to learn all you can about it.

In opinions written by certain Attorney Generals of California, a General Plan has been compared to and equated to having the same integrity and force as the Constitution and is to be held as such--"by the people and for the people"--not for any special interests.

General Plans are not new in California, they date back to the early 1900's when even in those days of wide open spaces and comparatively small populations it was realized by a few men of intelligence and foresight that if certain restrictions were not made on developers and development that this great state would sooner or later find itself overwhelmed with the problems created by unfettered development.

Unfortunately, the developers had the money and the influence and the clout to get their way and as we can now see today, they have created a lot of problems--grid-lock, water and sewerage problems, social problems, pollution, etc., etc.

BASIC STRUCTURE OF A GENERAL PLAN

Let us now look at the structure and construction of a General Plan. A General Plan is made up of sub-chapters called Elements. There are certain mandatory Elements and there are optional elements that each community can include, depending on their specific desires. Once the General Plan is adopted all of the Elements must be used in the planning process.

The mandatory Elements include: **Noise, Housing, Safety, Circulation, Open Space, Conservation and Land Use.** There are a number of optional Elements that include: Agricultural Preserve, Historical Building, Heritage Tree, Access and any specific item of particular interest to the community.

The law requires that a General Plan be "**integrated**" and "**internally consistent**". This means that each of the elements must complement and reflect each other but most importantly, the Land Use Element must be the final statement of how all the other pieces fit together.

We will start off with the **Noise Element** and the **Circulation Element**. The Circulation Element describes all of the traffic routes that transverses the community and includes streets, highways, expressways, freeways, railways and could even include airport airways. In developing the Circulation Element, traffic volumes and patterns must be mapped and described. Projections must be made for traffic patterns and volumes resulting from future projects and finally noise figures must be developed, since traffic in all of its aspects is a source of noise.

The Noise Element will include this data and even more. There may be other sources of noise such as manufacturing, sports arenas, schools and recreational facilities. The Noise Element will be used to set parameters for structural as well as park and open space development.

California is a state of outdoor living. Noise is an annoyance as well as being a health hazard. In planning projects, particularly single family homes and parks, noise must be a key consideration. We do not want to build homes next to freeways, near airports or railroad lines or factories or sports arenas. Or conversley, we do not want to allow the construction of these same sources of noise near homes.

As you can probably see by now these three elements must be made to fit each other and considerations of each must be made. This is "**integration**". Having the Noise Element reflect traffic noise and then using the data from the Circulation Element along with the Noise Element to develop the Housing Element is part of the process of making the General Plan "**internally consistent**". This process must include all of the elements.

The **Safety Element** has to do with geologic and seismic safety. This element includes maps of potential landslides, earthquake faults and other geologically unstable landforms. The mapping of these various problems may eliminate them from the land use inventory. It may also restrict the construction of new roads and byways.

The **Open Space Element** is kind of a catch all but it is also a very important part of good community planning. Mankind needs contact with nature. It is an aesthetic need, it is a psychological need and it is a truly healthy need and has been recognized by the legislature and hence was enacted as a mandatory element. However, so as not to "waste" valuable land, it is permissible to use those lands that have been restricted in use by the Safety Element. Open Space land can be used for hiking, horse-back riding and other recreational uses and will serve the community in its "highest and best use" and be permissible with the Government Codes.

The **Conservation Element** is very comprehensive. It has to do with land forms and also with water, both surface and subterranean. The Conservation Element can also be related to the Open Space Element.

The **Housing Element** and the **Land Use Element** go pretty much hand-in-glove with each other and with all of the other elements. A properly executed Housing Element will include an inventory of all stocks of housing from low and moderate income to the most expensive. It will include projections for anticipated growth and will also act to mitigate short-falls in current housing stocks.

The Housing Element will be reviewed by the State Office of Housing and Community Development and must meet their criteria. This may mean a new look at current projects and the need to redesign them to include low cost housing.

Creating a Housing Element is a subtractive process. Land for housing uses is eliminated by the Noise Element, the Safety Element, the Circulation Element, the Open Space Element and the Conservation Element. If special Agricultural Preserve Elements are enacted this will further eliminate lands available for the construction of housing stocks, which in turn may restrict the kind of housing that is built after consideration of what already exists.

The Land Use Element puts it all together--and it all has to fit! From this point we get into zoning. Zoning can be used to help mitigate problems. For example, building a commercial strip between a freeway and a residential development to act as a noise buffer. Zoning can be used to minimize development in an agricultural area by only allowing one home per 5 or 10 or 60 acres.

There are even more details but this is the rudiments of what must be done to minimally pass muster with O.P.R.

So how does all of this relate to you, the ordinary citizen?

The process of revising a General Plan must begin with the citizens getting together to discuss the state of their part of the community. They must bring out the problems, the things they want preserved, the things they want improved and the things they want enhanced. Neighborhood by neighborhood there will be unique problems and specific desires.

Perhaps there is an existing noise problem caused by a school or a stadium or a busy street. The provisions of the Noise Element call for plans to mitigate noise problems as well as to avoid future problems.

Studies have shown that noise, in all of its many forms, is indeed a serious health threat. It can cause physical as well as emotional problems beyond just being a nuisance. Noise can be subtle but effective in its destruction.

For example, it has been found that families living near freeways have a lowered threshold of tolerance. This means they may be irritable with each other and the noise has been shown to be the cause of family interpersonal problems and family relations break down.

It has been found that either removing the source of noise or removing the family from the noise exposure alone will show an improved state of affairs within a family. Where they were once short-tempered and irritable, they become more friendly and loving. This is called the Parent-Child Noise Syndrome.

You may live near a creek. It may be currently used as a dump and it may also be a playground. In the winter time it may become a flood threat. Again, these are factors that must be brought to the attention of the planners and eventually the city council for resolutions and planning.

If you have a disability or know of someone who does you may know that, beyond the laws for access, there is a real need for planning to include people with handicaps. A special **Access Element** could be developed out of the needs expressed by people in each neighbor-hood/section.

The most important thing is that the people must be given the full opportunity to give their input into the development of the General Plan. We cannot allow the City Council to do it for us. If we do, then we are going to suffer the consequences of being silent at the wrong time.

I would urge that a telephone tree system be set up and that we take advantage of the questionnaire being sent out to act as a catalyst for action. This is an opportunity of your life time and your children's.

I would also strongly recommend that you obtain a copy of the General Plan Guidelines.

The State Office of Planning and Research has produced a very good book called the General Plan Guidelines and it can be obtained for the cost of \$10 (taxes included) from:

The Office of Procurement
Publications Section
P. O. Box 1015
North Highlands CA 95660

Some other pertinent documents include:

California Planners Book of Lists (\$7.00)
Planning, Zoning & Development (\$10.00)
CEQA--California Environmental Quality Act (\$10.00)

I would recommend that every member of the city council and the planning commission be given a copy and be required to read it from cover to cover and that other copies are made available to the general public so that they can know what is expected and required.

Paul D. Stutrud
585-2421

p.s. I work as a voluteer at the Marin County Law Library on Wednesday evenings (5pm to 9pm). Sonoma County also has a law library. **These are public libraries.** Do not be intimidated by the Law Library, it is just a specialized library. There are many volumes of books on the laws and the legal matters of Land Use and Geneneral Plan Law applications. If you care to come down to the Marin County Civic Center and visit the law library, I'll be glad to help you learn about the Government Codes that pertain to General Plan Law and I'll help you find other useful information pertaining to general plans and land use law.

Law librarians are generally helpful and friendly. I recommend that you take full advantage of this public resource.

24 October 1989

ROHNERT PARK TOWN MEETING

Participation
October 29, 1989

<u>NAME</u>	<u>ADDRESS</u>	<u>ATTEND FUTURE G.P. MEETINGS</u>
Alford, Norah	101 Enterprise, #75	Yes
Angelo, Jim R.	5785 Dolores	Yes
Arian, Henry	4567 Harbor Lane	Yes
Arian, Marcelle	4567 Harbor Lane	Yes
Beauchamp, Evelyn R.	1117 Cielo Circle	Yes
Bell, Harvey	700 Lindsay Avenue	Yes
Bills, Henry	1161 San Antonio	Yes
Biloplavek, Ray	815 Corti Aziel	Yes
Boyle, Joseph	1372 Mattice Lane	Yes
Brooks, Raymond A., Mrs.	451 Alta Avenue (Mailing: P. O. Box 1173, RP, CA 94927-1173)	Yes
Brown, Janice	4438 Hollingsworth Circle	Yes
Brown, Leff	4438 Hollingsworth Circle	Yes
Burrell, Brent	6189 San Mateo Court	—
Burrell, Marion	6189 San Mateo Court	Yes
Christian, James	1300 North Dutton, Suite 106 Santa Rosa, CA 95401	Yes
Christmas, Frank M.	7380 Circle Drive	Yes
Clark, James M.	—	—
Conway, Dixie	5680 Daniel Drive	Yes
Coskello, Patricia C.	430 Santa Barbara Drive	Yes
Couley, Consuelo M.	6179 San Bruno Court	Yes
D'Addario-Ahrens, Julia	5101 Hacienda Court	Yes
Danesi, Tim	6400 Meadow Pines Avenue	Yes
Davis, Jim	367 LaCrosse Court	Yes

Eck, David L.	7075 Adele Avenue	Yes
Ferra, Betty	433 Ava Avenue	Yes
Ferra, Tony	433 Ava Avenue	Yes
Forrest, Richard	1339 Megan Place	Yes
Freeman, Denny C., DC	340 Raley's Towne Centre	Yes
Fuller, Margaret	5730 Davis Circle	Yes
Gallagher, Thomas J.	7342 Rasmussen Way	Yes
Geary, Sandra L.	1422 Montana	Yes
Goodwin, Homer	41 Yaurel Court	Yes
Goodwin, Pilar	41 Yaurel Court	Yes
Gragg, Mike	7408 Brenda Way	Yes
Haggerty, Alfred	167 Fescue Way	Yes
Hamilton, Laura	8025 Beverly Drive, #301	Yes
Harrington, Craig	1936 Spring Street Healdsburg, CA 95448	Yes
Harris, Ron	333 Enterprise, #29	Yes
Heather, Gail	944 Hawthorne Circle	Yes
Heison, E.	915 Dorine Avenue	Yes
Henderson, Linda	1433 Magnolia Avenue	Yes
Herman, Molly	4855 Synder Lane, Apt. 382	Yes
Hoobler, John	7102 Adrian Drive	Yes
Hoobler, Marjorie Jean	7102 Adrian Drive	Yes
Horwedel, George	7669 Camino Colegio	Yes
Isett, Catherine	1435 Muir Place	Yes
Jones, Vida	8763 Laurelwood Drive	Yes
Kaufman, Rick	1520 Holly Avenue	Yes
Kery, W. B., Mrs.	4750 Country Club	Yes
Kim, Karl	217 Fauna Avenue	Yes
Kohler, Jerry	371 Bonnie Court	Yes
Kuehm, Lewis J.	1406 Gregory Court	Yes

Louvar, Joseph	912 Edna Court	Yes
Louvar, Theresa M.	912 Edna Court	Yes
Lyle, Alvin Reed	4536 Fairway Drive	Yes
Lynch, Cathe	8201 Camino Colegio, #90	Yes
MacKenzie, Barbara	1536 Gladstone Way	Yes
MacKenzie, Jake	1536 Gladstone Way	Yes
Maness, Ed	963 Ellen Court	Yes
Mochel, Dave	4405 Hollingsworth	Yes
Morand, Linda	5297 Eunice Street	Yes
Morand, Paul	5297 Eunice Street	Yes
O'Brien, Edward	1525 Holly Avenue 1	Yes
O'Brien, Marjorie	1525 Holly Avenue 1	Yes
Padilla, Charmaine	252 Fig Ct.	Yes
Park, Linda R.	1265 Camino Coronado	Yes
Parkinson, Darryl	1373 Parkway	Yes
Powell, Robert	952 Hawthorne Circle	Yes
Pulley, Karyn	6390 San Rafael Court	Yes
Purkett, Monique	64 Francis Circle	Yes
Purkett, S.	64 Francis Circle	Yes
Radtke, Richard J.	6188 San Ramon Place	Yes
Ray, Herbert	1383 Middlebrook Way	Yes
Ray, Reji	1383 Middlebrook Way	Yes
Redding, James E.	7147 Barbi Lane	Yes
Rogers, Jimmie	101 Golf Course Drive	Yes
Rogers, Joyce	101 Golf Course Drive	Yes
Roston, David	39 Walnut Circle	Yes
Russell, Cecelia	1550 Parkway Drive	Yes
Russell, Lon	1550 Parkway Drive	Yes
Schwarz, Gene	26 Freedom Place	—

Schwarz, Lisa	26 Freedom Place	Yes
Scollon, Calvin	101 Enterprise Drive, #142	Yes
Serafim, Coralia	761 Lincoln Avenue	Yes
Shriver, Suzanne	7333 Cornell Avenue	Yes
Sime, John	2 Las Casitas Drive	Yes
Smalarz, Elizabeth	1541 Genesis Court	Yes
Songbird, Spring	1333 Gold Way	Yes
Speer, Monse	699 Lincoln Avenue	Yes
Spiro, Linda	5732 Davis Circle	Yes
Stafford, Pam	5793 Dexter Circle	Yes
Stenino, Georgia Clark	101 Enterprise Drive #99	Yes
Stratford, Jeanne	7789 Montero Drive	Yes
Stratford, John R.	7789 Montero Drive	Yes
Swanson, Kristin	7075 Adele Avenue	?
Thimann, A. Scott	1481 Parkway Drive	Yes
Thimann, Renée	1481 Parkway Drive	Yes
Thomas, James B.	4405 Hamlet Court	Yes
Thompson, James	4300 Gloria Court	Yes
Thompson, James, Mrs.	4300 Gloria Court	Yes
Todd, Helen M.	961 Santa Cruz Way	Yes
Todd, Jay	961 Santa Cruz Way	Yes
Van Nuys, David	6189 San Bruno Court	Yes
Weiss, Jerry	P. O. Box 7044, Cotati, CA 94931	Yes
Wright, Tim	520 Loma Verde Lane (Mailing: P. O. Box 499, Cotati, CA 94931)	Yes

ROHNERT PARK TOWN MEETING

Registration Comments
October 29, 1989

Elimination of attacks on private property right, i.e., rent control; totally the wrong approach.

The problems will mainly steam [sic] from growing too quickly. Schools, water, fire, police, streets, roads, traffic and other problems that are associated growing too quick. Plus we need a big park in the city. The question as to where and if our children can and will live in R.P. is another problem. We should be thinking about our city in the long term (25 years) instead of the next 25 days.

Growth - Housing Balance - Good Planning - Parks - Recreation - Education - Greening

Opportunities: Keeping this a planned community - one that continues to be livable, in terms of size and infrastructure.
Problems: Withstanding pressures of developers to annex and create sprawl with all related problems.

- a) Wastewater treatment quotas - allocation
- b) Annexation policy - will it be adhered to by the City?
- c) Regional planning for 101 Corridor - Sdestan [sic], etc.?
- d) Size of City - will it remain under 40,000?
- e) Will the General Plan be updated according to State Guidelines?

There will be traffic and highway problems - jats [sic]. Should increase - population may become too large.

Traffic problems, growth, green belt.

Quality of life: open space, quality of air, water, noise. Keeping city small enough and building height low enough so crime rate per capita does not suddenly increase (research shows negative impact of anonimity and loss of sense of community). Do not allow greed to purposely attract more population. Not another San Jose please!

Housing and Homeless, traffic

Housing and Homeless and traffic. Mobile home renters buy own lot.

Preserve open space! Traffic! City streets, 101. Water/sewage! -- Improve mass transit! Stress as a result of overcrowding and noise!

- a) Uncrowded pleasant living areas. Open spaces.
- b) Gridlocks - pollution - overcrowding.

Let us continue to concern ourselves about open space, traffic, too many fast food places, quality of schools and teachers in the schools. Keep our seniors happy--as well as our children. I would like to see the seniors of this area be able to be grandparents to the children of the school, helping the children of working parents.

We need better eating establishments, not any more fast food, itnic [sic] restriants [sic]. We need higher class establishment. Better and more exit out of Rohnert Park in case of disaster and we have to leave in a hurry.

Opportunity - Commercial and Residential Expansion
Problems - Transportation and Housing

More local shopping; more recreational facilities.

Housing and Growth.

Education, Growth, waste, earthquake plan.

Traffic, sewer and loss (lack) of green space.

Growth, Water, Sewage.

Water, sewer, taxes, schools.

Growth, education, bringing in light industry for employment opportunity. Larger housing (more higher quality homes "higher price").

Freeway noise barriers for 2 miles on 101 will be more important and a necessity in lieu of ____? new frontage shoppers within the next 10 years.

Balancing the needs of the various aspects of controlled growth plus the environmental needs of all.

Pop. density, rapid transit.

I have lived in Rohnert Park for only two months and am using this as a means to acquaint myself with the City.

Lack of space.

1. Transportation (train, highway, roads, etc.)
2. Growth mix (What type of housing, businesses, etc.)
3. Extent of growth

Transportation, water, sewer--quality of life. Moderate controlled growth with constant monitoring of impacting issues is a key concern.

101 Traffic, bedroom society problems, i.e., latch key kids, childcare.

Sensible growth planning, transportation planning.

I think some opportunities lie in the development of the west side of the freeway industrially and commercially. For the size of Rohnert Park we have much fewer opportunities for shopping compared to cities of our size, like Petaluma.

1) Slow growth, 2) bring in more business, light industry, 3) Green belt, 4) improve parks and open spaces.

Fast growing housing developments without concern to leaving natural beauty (wild beauty). We will also need to address other "over"-population problems as many Bay area commuters are moving to this area.

Growth, housing costs, environment.

Managing growth.

The opportunity to plan growth to retain the qualities of life that brought us to this area, especially a clean environment. Problems - disappearing open space, deteriorating environment.

Too rapid growth. Loss of open space.

More growth and lack of freeway lanes to travel. The state should build more lanes. Shopping malls and large business are necessary to lower our tax base. Get rid of the Sierra Club.

1. Affordable housing
2. Traffic

Many, but mostly unbalanced growth (too much housing, not enough jobs) and urban sprawl.

Business, transportation and housing and people like Harvey Bell will continue to be a problem.

Developing appropriate industry and business to increase tax base; providing more low and moderate income housing; maintaining police and fire services at existing levels; creation of downtown area; decongesting Commerce, Parkway intersection; development of large park.

We need to provide mid income housing and local employment opportunities and in city shopping.

Sewage treatment, growth control, commercial development.

Shopping center opportunities and planning for growth. Taking a look at higher densities. Infrastructure problems, i.e., roads, water, sewer.

I see too much development proceeding too fast! Traffic is already a major problem with no end in site [sic]. School facilities are not keeping place. Let's preserve the rural quality of the area. Instead of all the cheap and tacky business chains, let's attract some quality. New housing is being built too densely--we are building future slums.

Control of growth. School crowding. Traffic.

Rapid light rail transportation south.

Housing. Senior (low income) mobile home. Own property.

Overgrowth. Financing new sewage system.

Continuing to plan our community's future--hopefully with more wisdom. We don't need the North Bay to look and act like the South Bay, East Bay and Peninsula.

Traffic, noise, loss of agricultural/farm lands, sewage disposal, water supply, sense of community, loss of identity from other cities, urban sprawl, school overcrowding, health and beauty of our environment, clean air, rate and type of development.

Crowded school/youth organizations. Traffic--in town and freeway.

Too rapid growth.

Growth -- City spending -- High rise buildings.

Transportation, growth, preserving natural environment, noise.

This is a delightful place to live and raise a family. I would hate to see it ruined by too much growth and short-sighted management (or mismanagement).

To become an ideal city in Sonoma County, balanced with housing and commercial growth. Transportation and commuting to be developed.

Choking on Highway 101. Overloaded sewer and disposal systems. Too much growth too fast and too many shopping centers.

The problem is how much growth and at what pace. Growth is inevitable but properly planned, Rohnert Park will remain a highly desirable place to live for all generations.

Transportation--101 N & S. More business or industry. Affordable housing. Recreation for youth.

Overcrowding--homes built too closely together and overcrowding in schools. Transportation problems.

Parking problems. Toxic wastes. Over-building for sewage and services. Paid, professional fire department.

Continue effort of putting quality ahead of quantity, permanent fixes instead of "band-aids." Manage our opportunities and problems instead of vice versa. Slow-managed growth. Attract dollars--lite industry, entertainment, sports and shopping. Balance jobs and homes rather than building highways, lite rail, etc. Put definite physical boundaries around the City (green space).

ROHNERT PARK TOWN MEETING

Individual Brainstorming (verbatim comments by group) October 29, 1989

Group 1

1. Clean - high tech industry - more high salary jobs.
 2. Additional ed. opportunities
 3. Additional meeting facilities
 4. Re-think the feasibility of a "down-town" center.
 5. Business parks with park-like settings.
-
1. Begin setting up substantial green belt. Any new development to be outside this greenbelt. Growth without adequate greening is inimical. Continue excellent start of wide thoroughfares. Well planted. Should we use less deciduous [sic] trees?
 2. Carefully develop a plan for variety in new housing, a mix of residences for families with different incomes. Young couples should not be thwarted to other communities or areas because they cannot afford upper-middle class housing.
 3. Limit on centralize commercial and retail enterprise, too much scattered competition results in lower quality.
 4. Do not just let City officials appoint their friends to city committees, get members out of the citizens at large, without the danger of their being controlled by elected officials.
-
1. Preservation of open space.
 2. Limit population density--especially until the sewage problems are resolved.
 3. Limit shopping centers to those that can be successfully occupied.
 4. Bike paths which encourage use of bicycles (connecting various areas and protected from traffic).
 5. Better maintenance of drainage creeks and improving border to park-like appearance.
 6. Light rail commuter system--railroad.
 7. Green belt around city.
-
1. Transportation--easy access to and from Rohnert Park.
 2. Schools--I feel they should be built before a section of homes is added. They should be adequate to handle the housing.
 3. Shopping--enough centers to allow for less congestion. It is currently a hassle to shop! We need adequate parking especially at our Raleys Town Center.
 4. Let's make sure we continue our parks and bike trails.
 5. Let's make sure our traffic flow is good and allows for growth before it happens.
 6. Let's join in a plan for reasonable transportation to the south. I see 101 as overcrowded now and getting worse. Let's put together a good system.
-
1. Beautiful place to be--would like to see it stay that way.
 2. Limited growth
 3. Would like to see more quality stores like Big "E" or Macys and shoe stores.
-
1. Same as now. This is one of the great cities.
 2. Large park, large @, 6 ten--6 soc--6 softball.
 3. Housing--Senior housing
 4. More regional ctr shops
 5. Open space w/golf courses
 6. Homeless problem
 7. Swim center
 8. Regional--traffic, sewer, solid w/disposal (garbage)

1. Check on rundown properties and require owners to bring them up to acceptable standards.
 2. Instruct police to enforce traffic regulations as far as bicycle riders are concerned.
 3. Limit growth to conform with capacity of our sewage system.
 4. Cease the proliferation of shopping centers (which offer similar shops and services).
 5. Utilize rail facilities for intercity travel.
 6. Continue town meetings such as this to get more ideas from concerned citizens.
-
1. Continue to encourage involvement of citizens in planning process.
 2. Spend much more time planning before growth approved.
 3. Work closely in a regional way with other cities and counties to develop plans for traffic, sewage and other issues that connect.
 4. Work out solutions to affordable housing without turning this into a town owned by absentees [sic] landlords.
 5. Keep this community from sprawling.
 6. Establish a town center.
 7. Consider tax to buy up green space.
 8. Encourage and improve citizen participation in mass transit.
 9. Avoid debt! Do not build natorium!
-
1. Get the growth of the city under control so that we don't end up like rest of the Bay area with merging boundries [sic], heavy traffic congestion, overtaxing of water supplies and sewer limits, and an increase of smog from excess of auto use.
 2. We do need to grow and provide jobs and housing for our children as they become adults, but it has to be done sincibly [sic] or we will all lose quality in our lives.
 3. Provide a large green belt to buffer us from Santa Rosa, Petaluma and increased county building.
 4. Make sure our water system remains more than adequate and safe.
 5. Keep the waste system from being overused, and/or provide a better one.
 6. Plan with the State, County and other cities for a better transportation system--low pollution.
 7. I don't appreciate the control of Carl over how we handle our group.
-
1. Improvements should include development of the west side of the freeway, commercially and industrially. Rohnert Park residents spend their income in Santa Rosa and Petaluma and other places. I would like to see more of the tax base kept in Rohnert Park to help our community.
 2. Growth in Rohnert Park, in the 13 years that I have lived here, has been well thought out and well executed. I would just like to see the growth that does occur to remain orderly and timely.
 3. I would like to see the residential areas that are developed (that are left) to maintain the same standards that present ones have, like a park and some open space.
-
1. Widen Hwy 101 to 3 lanes!
 2. Code of keeping property cared for.
 3. Covenants on neighborhood cats and dog--enforced.
 4. Property along No. 101 embarrassing.
 5. Former drive-inn propriety [sic] is an eyesore.
 6. Improve or develop Rohnert Park sewerage treatment plant.
 7. Removal and provision for keeping recreation vehicle off streets and property--enforce off street parking.
-
1. A strong attempt should be made to educate the younger populace in politeness and tolerance. For instance, bus drivers in the County Bus system are glad to get out of Rohnert Park where they had to drive school buses. If you walk there is a good chance that bicyclists will provide closer than comfortable encounters. Cars are driven in noisy and noxious modes.
 2. My personal preference is for a small community. I realize that the world population is increasing at a terrific rate but let us try to hold back a little on real estate development.
 3. Transportation is a vital factor for Rohnert Park. There is probably no solution but some things may alleviate the problem. How about making #80 buses "express" from Novato or a single stop in San Rafael (no wait there) into San Francisco. Another inch of headroom on some seats of these (as well as certain seats in the new small Sonoma County buses) would materially add to comfort, and perhaps acceptance as a reasonable way to get to and from San Francisco.

4. I cannot judge rail transportation but where it works it is virtually unbeatable for medium distance travel.
5. Police manpower to counter the drug problem are also beyond my ken, but I believe that it is supremely important.
6. Preserve farm environment around Rohnert Park.

Group 2

1. Better school facilities.
 2. Do something with county drainage.
 3. Underground all utilities: older areas are above ground.
 4. Target youth groups that have no direction with programs.
 5. Continue the good job we have been doing of maintaining existing facilities and roads.
 6. How does limited growth affect--
 7. Green belt could include regional vehicle maintenance facilities.
-
1. Remove litter along Expressway and many places.
 2. Educate people to refrain from littering. (The redwood trees and landscaping are lovely--let's keep it attractive.)
 3. Enlarge bus schedules in order to ease the overuse of cars--which add to noise.
 4. Leave open fields instead of building more houses too close together as those near S.S.U.
 5. Encourage people to car-pool--or walk if possible. Much can be accomplished by education: starting early.
 6. Clean up the creeks.
 7. Alternatives to widening highway 1012--adding carpools; flexible hours of work.
 8. Keep R.R. [sic] the nice town it is.
-
1. Continued park development w/new building.
 2. Responsible building: not in excess of sewage capacities.
 3. Light commercial/industrial development west of 101.
 4. Improved traffic flow 101 and alternate N.S. routes.
 5. Creative housing: seniors, apartments, etc.
 6. Planned green belt, no expansion east of Pet. Hill Rd.
-
1. There are enough or too many fast food outlets.
 2. Open space around the city should be preserved. Where was open space scheduled to begin and end--did the last General Plan?
 3. I think traffic on the Expressway is lousey [sic]. There should be a place to get extra-recreational vehicles e.g.,--motor homes--boats--trailers out of residential areas.
 4. Laws restricting parked cars during "sweep" days should be enforced.
 5. Someway--owners must be made to maintain property--whether they occupy the property or rent it.
 6. There is too much duplication of types of stores.
 7. There should be a noise abatement ordinance against extremely loud car radios.
 8. Housing for low cost income families.
-
1. Land Use--Review annexation policy and agree on sphere of influence.
 2. Traffic--Traffic patterns to fit with Regional/Sonoma problems, i.e., decide on role of Pet. Hill Rd.
 3. Housing--Housing mix to accommodate seniors, juniors and different incomes.
 4. Conservation--Groundwater protection; water table quality; wastewater treatment--need to consider impact; study.
 5. Open Space--Ensure green belts and parks to surround R. Park.
 6. Noise--Need a noise survey to identify problems; study.
 7. Safety--Seismic safety--do we have data? Study.
 8. Overall Good--Control growth; maintain quality of life; resource conservation; prevent pollution.
 9. Goals--Annexation policy to reflect 20 yrs forecast; traffic controls to reflect need; housing mix to be equitable; noise levels to be bearable; seismic safety plans in effect; green belts and parks needed.

1. Tightly controlled growth below 40K and SSU student pop.
2. Encourage/preserve small-town flavor.
3. Preserve green belt concept in agricultural form.
4. Encourage public transit, including "light rail" and flex hours for workers.
5. Encourage business/industry to make jobs here for the people who live here.
6. Develop in such a way that our children (who wish to) can stay here, and raise their own families.

1. Park in F Section.
2. Continued parks and schools in each neighborhood.
3. New animal shelter. Better location.
4. Eliminate traffic bottleneck at Commerce Blvd. and Golf Course Dr. near Smitty's.
5. Build a third golf course.
6. Make better use of Rohnert Park stadium.
7. Small shopping centers throughout city.
8. Deliberate, well planned growth.
9. Continued concentration of commercial development on west side of 101.
10. Construction of swim center.
11. Televisе City Council meetings on Ch. 22.
12. More luxury housing.
13. Consider full-time Fire Dept.
14. More frequent town meetings to update G.P.

1. Develop and hold to the notion that the City (community) should work toward a balance of jobs and homes. This to offset bigger highways and people transport (problems/opportunities).
2. Work toward the concept of growing dollars in Rohnert Park. Entertainment, sports activities such as tournaments.
3. Insist on some well defined perimeter for the city. This to limit the size of the city as well as let the casual traveller know where Rohnert Park starts and stops.
4. Continue to insist on pay-as-you-go financing for all improvements, upgrades, etc., made under the auspices of the city.
5. I would appreciate the opportunity to obtain wastewater for use on the lawn, garden and in the toilets.
6. City sponsored toxic waste disposal program, i.e., used engine oil, paint thinner, etc.

1. We need more local shopping, restaurants, service stations, dress shops, shoe shops, etc.
2. We need more recreational facilities.
3. We need more roads connecting our city with our sister cities to help the flow of traffic (widening Peta. Hill Rd. or Stony RO Rd.).
4. We need increased police and fire protection.
5. We need a rail system--like BART to get commuters to and from their work. This will relieve 101 freeway congestion.
6. We need another golf course, more soccer fields, tennis courts, to service the recreational needs of Rohnert Park.
7. Young families need homes of their own. It's the American dream to own one's own home.

Group 3

1. Growth plan--city planning
2. Water usage
3. Sewage ? Plan
4. Roads
5. Re-zoning?
6. General upkeep of roads, parks.
7. Housing, etc.
8. C.C.R.'s - boats, motor homes in street
9. Building consistent with plan.
10. Housing--number of houses per area

11. Police and Fire protection
12. Hospitals
13. City services
14. Businesses
15. The General Plan should take into consideration all of the above. A balance of all elements needed to meet the needs of the citizens of R.P.

1. Develop a "down-town center" and build a core of business and commerce around it.
2. Improve access to RP through more and improved freeway intersections.
3. The lot size of single family homes should not be scaled down to slivers of land separating neighbor. More generous size lots needed.
4. We need to improve Petaluma Hill Rd. and traffic flow along that corridor--stoplights!
5. Continue developing housing areas that will have its own park and school (elementary).
6. Rail travel thru RP.

1. Increased police coverage.
2. Increased fire protection.
3. System improvements on water and sewage.
4. Schools overcrowded, campuses wide open.
5. Road repairs.
6. Better traffic and flow patterns.
7. Less industry (or at least put resident needs on a higher priority).
8. More retail stores (or lower turnover rate--too much vacancies).
9. Mass transit.

1. Traffic on R. Expressway
2. Control of chemical and solvent use--training of R.P. fire dept. in explosives.
3. No pollutant and noise ind. allowed.
4. No new, big business to south.
5. Provide, implement and maintain conserv. laws.
6. Preservation of farm lands.
7. Change the image of R.P. from a transient commuter to one where people plan to stay.
8. Better transit program.
9. Housing
10. Bike trails

1. I don't know what the options and consequences are. So far, I am very pleased with the parks, facilities, roads, etc. I here [sic] to learn.
2. I would like to see a new City Hall, the one we have has got to be too small.
3. I would also like to see the fire and police depts. separated.

1. Slowing growth
2. More parks
3. A large park
4. Letting city services (inc. traffic, police, fire, schools, garbage, etc.) keep pace w/growth.
5. Putting aside money for the future, for schools, roads and other services, so current residents won't have to pay for future residents.
6. Require city council people/elected officials to serve no more than 8 total years.
7. Have a campaign spending limit for all city offices (via ballot).
8. A good general plan that well [sic] thought out, in dept. and flexible that will tell where we'll be in 20 years and where our kids will live in that time.
9. A better cable tv company.
10. Encouragement of BART expansion north.
11. Greenbelts?

1. I like it just as it is--but I realize that changes have to be made so I pledge to assist in whatever way I can.
2. The 25 mi. limit on Country Club is a little unrealistic.

1. I love R.P. Think it's beautiful and well planned.
2. We need a new animal shelter.
3. A park in F Section would be nice.
4. Would like an upper middle income adult leisure living community in hills east of city. No need for city to build schools there.
5. A law that all cats must have identification tags.
6. At least one town hall mtg yearly--and a yearly survey.
7. Participation in town hall mtgs should be restricted to R.P. residents only.
8. The city should promote more actively spaying/neutering of dogs and cats to control pet population.
9. City council mtgs televised on Channel 22.

Group 4

1. M-Section park (when)
 2. Stop sign from Expressway to Petaluma Hill Road
-
1. A vision for the future should be developed.
 2. A city center should be established, something that will help build a sense of community and save Rohnert Park.
 3. The edges of the city should be defined sharply and open space on the edges be protected from development.
 4. A job-housing balance should be established.
 5. At the same time the pool of affordable housing should be expanded through the use of medium/high density developments providing common areas; small, private yards and access to nearby shopping and transit.
 6. Energy and water efficient projects should be encouraged.
 7. The city's network of bike and pedestrian paths should be extended.
 8. Rohnert Park should begin to regionalize its thinking to take the effects of its development on other areas into account.
 9. Efforts should be made to reduce residents' reliance on the automobile.
 10. Similarly, plans should be made to accommodate a light-rail transit system on the NWPRR right of way.
-
1. Make study/inquiry on growth problems of cities such as Irvine, S. Jose, etc.
 2. Rail system to Airport, S.R., Pet., etc., using existing rail.
 3. Earthquake plan, i.e., evact. procedures, center
 4. Base growth of sewer cap.
 5. Allow large companies in cutting down on commute [sic] W. of Freeway 101.
 6. Annex more land to west of 101.
-
1. We need lots of low-cost housing.
 2. We need a definite limit on new locations for fast food (and pizza parlors) and permits for sale of beer and wine. Many towns limit the space to a reasonable amount between such retail outlets.
 3. We need a really good, well-organized and well run location or area for teen-agers to congregate.
 4. Stop allowing business licenses in residential areas. If zoning has already been done without public participation, it shouldn't be allowed to continue and/or should be changed.
-
1. Growth limit should be put into effect.
 2. R.P. should participate in commuter rail transit service.
 3. Creeks should be made to appear more natural and user-friendly.
 4. Noise regulations should be enforced--in particular--car stereos [sic], barking dogs, speeding cars.
 5. Transit service, i.e., intracity, intracounty should be expanded/improved.
 6. Residents should be encouraged to conserve water.

Policies

Growth and Local Economy:

1. Extend boundaries of Rohnert Park in order to have control over growth.
2. Incorporate green area (significant) into growth plan (i.e., lg. park, golf course, etc.).
3. Set policies to control the local business mix (ex., 10± pizza parlors, 10± video stores, etc.). This will allow for diversification and local recession proofing.
4. Encourage new businesses where niche voids exist (ex., very few mid-range and no high-end restaurants are currently in town).

Transportation:

5. Prepare for commute train.
 - a. Participate in regional transportation planning.
 - b. Have train stop/station in Rohnert Park.
 - c. Plan bus route around train.
6. Prepare for higher volume on arterials.

Social Services:

7. Increase medical facilities as population grows.
 - a. Set population boogies [sic] that will trigger additional facility construction.

Sewage:

8. Provide for new, open space, connected by bike paths.

Order of Priority:

1. Gridlock, control population to about 40,000 through 1995.
 - a. Roberts Road will help this.
2. Low cost senior housing, where the seniors know where they are going to be. A better type Mortgage system via state of U.S. government.
3. Land for a new mobile home park so the owners can own, not rent.
4. Cemetery need great--all faith--owned by the city, as a last resort, private enterprise.
5. Leave the primer [sic] stand. DO NOT ANNEX ANY MORE LAND until our sewer is straightened out.
6. Happy to live in R.P.

1. Housing re-examined and possibly curtailed until some sensible input from concerned citizens can get a grip on these developers who are not interested in the quality of our area as much as they are in continuing to pad their pockets!!!
Because of this runaway housing situation, the roads and freeway are becoming less and less functional.
Why do developers seem to control Rohnert Park? I.e., Vice Mayor, City Council, etc., etc.

1. Controlled [sic] growth, which allows for the maintenance [sic] of quality of life, for current residents. Problems with traffic, sewer, and lack of open space preservation should be addressed and solved--prior to continued out of control growth.
2. Landscaping requirements should be mandatory for development projects, excluding housing projects.
3. Housing projects should have some sort of restrictions concerning large houses on tiny lots.

Group 5

1. Update the original sections A and B and C with underground PG&E lines, and telephone.
2. Carry out plan to cloverleaf Clausen overpass.
3. Control growth.
4. Independent sewer system.

1. Stop housing developments (moratorium) (pop. 40,000-45,000).
2. Improve what we have:
 1. Better traffic flows
 - a. More traffic signals
 2. More attention to schools
 - a. Lower class sizes

- b. Implement more enrichment (field trips, speakers, art, music and drama, etc.).
 - c. School auditoriums and gymnasiums for those schools that don't have facilities.
 - 3. Police/Fire
 - a. Task force to study drug sales/gangs that frequent parks.
 - b. Faster response time.
 - c. Give out more traffic violations to motorists, bikers, pedestrians.
 - 4. Bus Service
 - 1) Better, faster service to Cotati Middle School.
 - 2) Faster service to S.S.U. from north end of city.
 - 3. Greenbelts, parks, bikepaths--clearly marked.
 - 4. Freeways
 - a. More lanes
 - 5. No more shopping centers. More--higher quality stores, clothing.
 - 6. Community center--more accessible to youth--more affordable.
-
1. Rohnert Park should have it's own planing [sic] with Rohnert Park people and not outsiders. We should have a plan on what future land will be annexed to Rohnert. A plan on how wer [sic] doing with school's [sic]. A place for future sewer's [sic] , water.
 2. Rohnert Park is doning [sic] good with it's [sic] job now. We live in one of the best cities now. We need a place for the next 25 year's [sic]. How we will handle land, people, trafic [sic].
-
1. Environmental Impact Issues: Beneath this umbrella comes all key issues concerning air quality, water, sewer and "green" (open) space.
 2. Falling within the environmental guidelines, traffic and related growth should be controlled. "Emission free" traffic alternatives should be examined. Traffic circulation is directly related to this concern.
 3. Safety and Health: As the population grows, so grows the needs for police and fire (public safety). Health issues include hospitals or medical facility availability.
 4. Education with focus on \$ to student ratio to improve the quality of education (hence the impact on this area's future).
 5. Light industry to focus job opportunities in our immediate area. (This would also have a positive affect on transportation.)
-
- I. Provide speedier, easier transportation in and out the city. 101 especially and on main highways: Petaluma Hill, Expressway, etc. East Cotati.
 1. Expansion 101
 2. Railways
 3. Mandatory car pools
 4. More buses in city and out of
 - II. Housing: Affordable for low income families:
 1. Apartments
 2. Condos
 3. Mobile homes
 - III. Recreation for Youth/Child Care at existing schools
 1. Activities
 2. Diversion
 - IV. Hospital or Health Center (improve)
 - V. Light Industry (in outskirts)
 - VI. Attract business(stores, clothing), retail, stores
 - VII. Sewage and Water
-
1. Widen RP Expressway overpass.
 2. Look at ways to create affordable housing, i.e., conversion of apts. to condos, higher density housing.
 3. Keep track of the pace of housing growth and the impact it has on infrastructure.
 4. Need to create more shopping opportunities and restaurants so people won't tend to spend money in Santa Rosa.
 5. Create an awareness of public transportation opportunities.

6. See if people are interested in rail system to SF and/or Marin.
 7. Promote more recycling--not just homes but apartments and businesses.
-
1. Traffic: 1) Red Lion Plaza; 2) The road that links Rohnert Park with Santa Rosa Blvd.; 3) The overpass to Price Club and the underpass to Wiford [sic] Ave.
 2. Growth: 1) The increase in housing; 2) The increase in buildings on the west side of the freeway. We need more green belt.
 3. Business: What type of business we need in this town.
 4. Housing: Space between--house in some of M section looks to [sic] close together.
-
1. Low income housing for seniors. Cost of living increases in rental of mobile home lots--wipe out Federal cost of living increases to social security recipients.
 2. Mobile home park that the homeowners own.
 3. Transportation--Railway or BART to Greater Bay Area--Hoise
 4. Handicap access--upgrading--disaster A&B neighbors.
 5. Entertainment building for teenagers.

Group 6

1. Housing for senior citizens and controlling rent.
 2. Noise--from car radios.
 3. Keep watch over pollution. Keep watch over water.
 4. Transportation
 5. Bike paths
 6. Youth??
-
1. Don't overpopulate.
 2. Keep developing the park atmosphere.
 3. Control shopping centers.
 4. Possibility of train commutor [sic] service to San Francisco?
-
1. Cannot think of any improvements right now. I am very happy the way the City has been doing.
-
1. I moved here because of the for thought [sic] and planning. However, there has not been sufficient planning for low income and affordable housing. Its [sic] obvious that the median income working person cannot buy a home here today, unless they have help from relatives or a home they previously sold, therefore having a large down. We need to plan higher density, low income units.
 2. Quality of whose life? A selected few?
 3. If you say no larger to a city--you add to commute traffic growth.
 4. Regional planning
 5. Traffic light/stop signs
 6. Incentives, recycling
 7. Cemetery

Group 7

1. Keep within city boundaries and presere [sic] open space outside. Community separators in County General Plan important. Protect farmlands.
2. Work for regional solutions to transportation problems. Work for highway safety--bridges, etc., in terms of earthquake dangers.
3. Manage population growth in terms of the capacities of highways, water supplies, sewage disposal, schools, etc.
4. Keep processes open and flexible to encourage citizen participation.
5. Cut back on volume of commuting. Develop public transit for those who have to travel for work. Within city, work for balance of jobs and houses.
6. Use clustering for houses in subdivisions to gain space, park-like arrangements.
7. Build on the amenities R.P. enjoys and strive for more.

8. Tax citizens for improvements and services. Avoid debt. Pay-as-you-go!

Improvements:

1. Develop a truly democratic process for defining the future quality of life in Rohnert Park--presumably through the development of a General Plan that is responsible to local citizens.
--Increase the importance placed on citizen input into General Plan.

Policies:

2. Develop a legislative process ahead of time, with clear procedures, that will identify the kinds of input citizens should have and the weight or importance placed upon it. Otherwise, we are simply spinning our wheels or wasting our time.
3. Without clear specification of both of the above, more specific improvements and policies to effect them are useless.

Improvements:

4. Assess the need for regulation of traffic safety that has arise as traffic congestion has increased--proactive traffic regulation.
 5. Support efforts to enhance public transportation for commuters.
 6. Limit population growth/rate of growth--growth management policies.
 7. Re-examine the need for--
 8. Coordinate SSU and R.P. growth plans.
 9. Assess desirability of growth/amount in building density.
 10. Bike pathing--nonvehicular transportation.
 11. Sponsor recycling program for apartment dwellers--economics.
 12. Protection of open space/greenbelt--city buy land if necessary.
 13. Develop/create downtown area.
 14. No further land annexations.
 15. City codes updated.
-
1. Slow down housing (cheaply made).
 2. Education.
 3. Law enforcement--fire dept. separ.
 4. Better transportation, local and around Sonoma, Marin, S.F. County, maybe use of railroad tracks (other counties).
 5. Program for kids of all ages.
 6. Programs for seniors--meal on wheels, etc., helping them be indepent., coping w/aging.
 7. Green belt
 8. Bike paths
 9. Greater excycling [sic] program
 10. Downtown area, shops, parks, restaurants, cafes; to bring in (tourist) (business to R.P.).
-
1. Hiway 101.
 2. Rail system south to the Bay and ferries.
 3. New or additional sewage plant.
 4. Permanent water supply.
 5. Push for homes on hillsides.
 6. Pay less attention to the Sierra Club.
 7. All commercial or mfg. must have scrubbers on their discharges.
 8. Cut back on environmental impact reports.
-
1. More bike paths and pedestrian walkways. Every neighborhood should have a bike path (or paths). There should be a bike path along the Railroad Tracks.
 2. Abandon the road connecting S. Santa Rosa Av. with Golf Course Dr. and develop Roberts Lake Park into a recreation area, with a bike path, lawn, picnic tables, barbaque [sic] pits, etc. If there is a need for a vehicular connection from Golf Course Dr. to S. Santa Rosa Av. when they improve the Golf Course interchange on Hwy 101 include a N. bound merge/exit only lane into S. Santa Rosa exit.
 3. Slow the growth of R.P. When I bought a house here 3 years ago I was told the city had reached its population limit. Since then the population has grown by over 10%. I don't want to see it continue.

4. I am strongly in favor of the indoor pool that has been talked about but I'm disgusted by the plan of a \$10 million Regional complex that will lose \$300,000-\$600,000 per year. The pool should definately [sic] be built next to the Sports Center for those people who like to incorporate swimming into their workout. The pool should be built primarily for the use of R.P. residents from young non-swimmers to seniors, and also handicapped accessible. I have had a running fued [sic] with the current Pool management over problems with policy and scheduling, I don't think they're capable of handling the "Regional facility" that I've been reading about in the papers.
 5. I would like to see a Hospital in town. Even if it loses money--the health of our residents is more important than financial gain.
 6. The things I like about R.P. is that it is a clean, safe, quiet place to live and raise a family. I would like to see it stay like that. I want to be able to walk in my neighborhood or through any park at night. I want myself or my kids to safely ride our bikes anywhere in town. I want to be able to drive across town in a reasonable amount of time without getting stuck in traffic.
-
1. Rohnert Park should become deeply involved in planning and pushing rapid light rail transportation on the present operating rail line from north to south.
 2. Walking and bicycling paths should be continue to be developed and extended.
 3. The city should continue planning and developing a Major Swim Center as currently proposed.
 4. The city should continue to encourage light industry to locate in the city to provide jobs for people in the area.
 5. Require grocery store and fast food owners locating in residential communities to control the litter.
-
1. Housing
 2. Homeless
 3. Individual lots for mobile home owners
 4. Traffic
 5. Senior citizen help--such as discount on gas and electric.
 6. Rent control for all renters
 7. Rent is to [sic] hi, special for senior citizens.
 8. TV-cable to [sic] hi. City should own cable.
 9. Keep rent control in mobile home parks so rent won't get out of hand. We had to [sic] hard time getting it in.
 10. Low cost housing for senior citizens.
 11. If mobile home park is bilt [sic] let mobile home owners buy their own lot at rent basis.
-
1. Regional planning--coordinate with Cotati and Sonoma State, which are both updating their plans right now. There will be great mutual impact.
 2. Protection of open space and greenbelt--buy land if necessary.
 3. No further land annexation. Build out within city limits.
 4. Innovative housing patterns, like cluster housing. Fewer tract developments.
 5. Growth management policy and limit pace of growth.
 6. More serious consideration of air quality.
 7. Urge and encourage water conservation--start metering water use?
 8. Can recycling be set up in apt./condo complexes?
 9. Oldest shopping center (Southwest Blvd.) gone to seed. Old sections already look like slums. What can be done? (It's really the Center, not so much the houses.)
 10. More low income housing.
 11. With every proposed development, serious consideration of impact on quality of life, not just lip service.
 12. Golf courses don't count as open space.
 13. I hate "mitigation" on some development that shouldn't happen in the first place.
-
1. Develop green belt.
 2. Expand park and recreation facilities.
 3. Encourage commercial/light industry to develop here.
 4. Stop building more housing.
 5. Create balance between jobs and housing.

6. Focus on improving the quality of life for community by offering events and activities that will enhance the individual and family.
 7. Choose a size to be, comparable roughly to where we are now, and decide this is as large as we want to be. (No larger than 50,000.) Stop development. Limited growth, no growth.
 8. (Recycling) Start a conservation program--of water, land, view.
 9. Develop programs specifically for youth. (A regular, weekly program, low or no-cost.)
 10. Recognize we are a family community and put our \$, ideas and time into producing healthy family activities.
 11. Develop sliding-scale fees for recreation dept. activities.
 12. Low cost housing, especially for seniors.
 13. Bus service expanded.
-
1. Slower rate of growth.
 2. Rail transportation (rather than) versus widening of 101.
 3. Recycling mandatory, i.e., require apt. complexes to provide facilities.
 4. More emphasis on needs of renters and less on developers and property owners.
 5. Maintenance of some agriculture (greenbelt law).
 6. No conversion of apartments to condos--usually designed to price out low and middle income residents.
 7. Treat University students as significant part of population rather than "transients."
 8. Moratorium on retail expansion.
 9. Don't go haywire on "luxury" recreation facilities. Develop more areas for public use. Marin isn't really all that desirable--don't make Rohnert Park into an imitator!!
 10. What is the origin of the vile smell of sewage that envelopes RP on a regular basis (about once a month) and what is being done about it?
-
1. Traffic = movement and 101--ways of getting in and out of the city.
 2. Business = types, where
 3. Growth = sewers--parking--open land
 4. Work in the City = type of jobs
 5. Houseing [sic] = Med., low cost, building codes, fire inspection

Group 8

1. Be sure infrastructure can support/handle growth.
 2. Create incentives for conservation of resources--H.D., recycling waste, etc.
 3. Better/more public input, ongoing.
 4. Creative and aggressive drug and substance abuse programs.
 5. Good communications between management and the public.
 6. Improved vehicular access/egress in and out of neighborhood shopping areas.
-
1. Limit growth--limit population
 2. Stop high density housing.
 3. Let's get some higher class business instead of all the urban sprawl type business.
 4. Let's synchronize traffic rights, e.g., it takes forever to travel the length of Rohnert Park Expressway.
 5. Retain the rural feel.
 6. Better schools and more of them.
 7. The recycling was great!
 8. Create more opportunities for citizen input.
 9. Preserve open space -- we need greenbelt areas.
 10. Some standards need to be set regarding the aesthetics of the town and the business environment--we don't want the "look and feel" of a San Jose.
 11. More bicycle paths! Bikes can alleviate traffic but one has to feel safe!
-
1. We need more input from the whole community via mail-ins and meetings.
 2. We need to add more traffic lights along Snyder and Petaluma Hill, eventually on Golf Course Drive.

3. We need fewer apts. building added and more homes. This creates a more stable community not as transient, thus we'll need fewer public services such as police, fire, water, sewer.
4. We need a centralized downtown area which would further facilitate commerce. One place to get out of your car to shop.
5. We need a second Jr. High or middle school.
6. We need tighter control on the building on the west side of the freeway because it is building up so rapidly.
7. We don't need to connect in to Santa Rosa Ave. and all its "illegal" activities such as prostitution, drug trafficking [sic], and adult book stores.
8. We don't need this sort of environment linked to our front door or our image of R.P. We don't need the frontage road for access to Santa Rosa Ave. because there is a turn off just after our Golf Cr. Dr. overpass. This will also put a strain on our police and fire protection.
9. We need to further study the usage of underground well water and what impact it might have on earthquake damage as to sinkage since it is being pumped out under us.
10. Also, what services in our city, fire and police working on for earthquake preparedness.
11. I'd like to see a new golf course, only if our other two can support another one. If so, I'd like to see it on the east side of the freeway. We need an area to be able to move "up" to.
12. How much can the city control water and sewage rate hikes, also cable TV.

1. City gov't. needs to become more open and responsive to needs of all citizens--not just the few with main interest in growth and development.
2. There is much too close a relationship between city gov't officials and speculator/developers, which results in best interests of majority of citizens taking back seat to special interests.
3. Approval of new General Plan should be matter of general election--not just action of City Council and Planning Comm.
4. Devise much wider, more open process for getting citizen input into Gen. Plan.
5. Plant grass over Rob'ts. Lake connection to South S.R. Ave. and make park.

1. A paid, professional fire department.
2. A City Council who listens to the citizens and lets them participate in the policies of R.P. and plays less politics.
3. Traffic--The building and annexation has gone on unchecked with no provisions for increased traffic.
4. Communication--Keeping citizens informed of actions by the City before the fact--not after.
5. Safe building of structures with adequate city inspection--a decent city inspector.
6. Limit length of office of City Council and # of terms.

1. Stop the housing boom--we need to control housing start ups more.
2. We need more open space--a green belt.
3. Do we really need more cultural arts, swim centers, etc., at the Snyder Lane complex.
4. Do we have adequate police/fire protection.
5. Are we conserving our resources--water.
6. Are we addressing the sewer problem.
7. Do we have good representation on the council or are persons elected repeatedly.
8. Homes--water consumption--sewer.
9. Conflict of interest between city council members and their private interests.

1. Improve tax base through development of appropriate light industry and business.
2. Insure housing availability to entire range of citizens, i.e., young families, singles, elderly, etc., and entire range of incomes.
3. Correct traffic problems, such as congestion at Commerce and Expressway and freeway access and egress.
4. Develop "downtown" area and correct pedestrian problems in Raley's-Safeway-Albertson's--bus stop-library area. Also improve appearance of these areas.
5. Develop more effective noise control, especially relating to automobiles, radios.

1. Keep as much open space around Sonoma State--don't box it in, which ends up hurting future growth of the University and congesting the area with more traffic.

2. Stop the expansion west, into the wetlands. Finish the R.P. Expressway, but don't allow subdivisions into the area--leave it open space.
3. Don't encourage businesses to locate here, yet don't discourage them either.
4. Some city streets are poorly laid out (too many curves, no striping or speed bumps, hidden intersections).
5. Encourage (education about) recycling and wider conservation.
6. Have a general plan only for ten years, or maybe 15, but no longer.
7. Stop spreading out. Maybe it's time to build taller buildings and create a sense of a city core.
8. Free bus service along R.P. Expressway and S.W. Blv.
9. Provide property rent-free to Channel 22.

Priority:

1. Be sure that infrastructure and finance planning and programming is committed concurrent with land use planning and development. Be sure that utility connection charges and availability charges are adequate to meet needs for overall resource development outside individual new neighborhood infrastructure.
2. Foster water conservation by changing from flat rate charges to metered unit charges. This can have beneficial conservation effects concerning energy use and wastewater disposal.
3. Pursue neighborhood pride development in the earliest developed sections of town to achieve rejuvenation.

Group 9

1. Stop letting housing (dwelling) units go over 6/acre and higher. Green belt setbacks on all apartments/trailer courts.
 2. Equal treatment of contractors and developers (pt. 42).
 3. Penny packet annexation should stop.
 4. More weekend public meetings.
 5. Terminate the GP by a decade after passage.
-
1. Identification and permanent protection of open agricultural lands.
 2. Neighborhood mtgs now to get inputs from a larger representative body of residents. Before any plan drafts.
 3. No pyramid growth program needing more growth to pay for old problems. New growth should not be asked to pay for past problems. Existing residents should not pay for new growth.
 4. Sales tax to purchase open lands and/or development rights.
 5. Lock-in permanently the city boundaries with open space that will never be developed, to keep R.P. separated from neighboring cities.
 6. Teen center/activities--possibly allowing non-profit groups to own property for their activities to eliminate city liabilities.
 7. More community involvement--opportunities at the neighborhood level.
 8. Population limit.
-
1. Water system improvement and expansion. In 1985, when I became a resident-homeowner of RP, my builder informed me (said he was required to) that the sewage capacity was at maximum usage. Since then, I suppose 1,000 to 1,500 homes have been added--the sewage system must be overloaded to a precarious level, at best. We need to join a regional system.
 2. Police department improvements.
 3. Improve schools--so teachers can live here without strained budgets.
 4. Encourage good industry--no pollute, etc.
 5. Decide whether we are going to be a "bedroom community" or "normal." Do we know which we are.
 6. Hospital.
-
1. Serious restriction of new building. I feel a stabilization and equilibrium must be reached. We don't need continual growth.
 2. Increase incentives for environmental health. Small van pickups for shopping, bike lanes, greater rewards for recycling.

3. More educational effort.
1. More retail development.
 2. Limit population growth.
 3. Our school system should be excellent--why is there so much indifference?
 4. Do not make our neighbors pay for our lifestyle--be responsible over such matters as sewage treatment, power sources, solid waste disposal.
 5. Will we respect our surroundings enough to limit economic growth? Do we want to be a "boom town"? Why?
1. Improved north/south freeway.
 2. Moderate cost senior housing for both ambulatory and non-ambulatory.
 3. Increased lower density (large lot) residential areas.
 4. Improvements in the quality of education provided in the elementary and secondary schools.
1. Alternatives to automobile traffic on the 101 corridor--rail, bus, other should be explored before widening the freeway.
 2. Expanded recreation facilities besides--team sports, i.e., swimming center, year round rec. opportunities for all ages.
 3. Keep growth rate slow.
 4. Keep appearance of neighborhoods up.
 5. More green belt areas, more public access to undeveloped areas.
 6. Architectural design review board to keep appearance of commercial and industrial areas pleasant.
1. Organized development--housing--open space--golf course on northern boundary.
 2. Spread sewer hookups--so smaller developers have chance--large developers control.
 3. Establish ultimate north and east city limit.
 4. Why do a handful of power/money people get what they want.
1. Do what we can to further the tax bases of the city so that we can continue to provide the parks, recreational activities (such as the swim center, teen center, 3rd golf course), transportation.
 2. Encourage shopping centers so that we can shop at home and eliminate the need to travel out of the area and on the roads.
 3. Encourage the rail system for the North Bay area--with 2 stops in Rohnert Park--at Commerce and Golf Course and near the proposed City Hall site.
 4. Encourage the development of a convention center with the appropriate lodging and restaurants in an area around Red Lion Hotel. This is clean industry and transient occupancy of the city.
 5. Annex the area that borders Petaluma Hill Road for the 3rd golf course.
 6. Continue to develop the neighborhoods around a park and school.
 7. Develop bike lanes and develop the creek--pav [sic] course areas so that they feel more secure.

Group 10

1. Limit pace of growth.
 2. Plan for increased traffic load?
 3. Plan for increased sewage?
 4. Improvements in mass transit (bus, rail).
 5. Green belt around R.P.
 6. Land set aside for large park(s)/open space.
 7. Widening of Snyder (4 lanes) and Golf Course. Add bike lanes to each!!
 8. Widen 101 to 6 lanes?
 9. Child care
1. Our police/fire force must be able to cope with the growth in residents, businesses and traffic. We must determine whether we need a separate fire department or can manage with the present system of having safety officers doing double duty.

2. Older sections of the city are beginning to show signs of deterioration--houses need maintenance and, in many cases, restoration. What can the city do to help homeowners who need financial assistance?
3. Water conservation. Too many homeowners have installed automatic sprinklers that go on without regard for weather conditions. Moreover, growth will have an impact on water supply.

I am a resident of only 2 months. My concerns mainly at this time would be:

1. Not over building to outstrip utilities: sewer system, etc.
 2. Bldg. codes--earthquakes.
-
1. Well laid out G.P. One that has had citizen input--well organized/thought out and consistent with what the citizens of R.P. want.
 2. A plan--in my opinion must avoid allowing high rise buildings. Construction of facilities that's primarily purpose are regional in intent.
 3. Developers to speak for the city.
 4. City officials who do not listen to the citizens of their community.
 5. Embracing growth.
 6. City officials who hold office in other entities--City Manager as official.
-
1. Police and fire services
 2. Recreation--parks, golf, etc.
 3. Shopping services
 4. Hospital
-
1. Maintain open space, sense of community.
-
1. Rohnert Park is a wonderful place to live. However, only as I've lived here two and a half years I've seen open space that was enjoyable to look at get developed into a too quick a time in too "developed" a way. Natural wild areas are getting "wasted" by developments. I personally don't wish to see Rohnert Park only surrounded by natural beauty to the north, east and west. Rohnert Park should remain largely as it is, without such large population, open doors to the Bay Area.
 2. By limiting growth now, the policies that the City of Rohnert Park needs to work through will stay "handleable."

ROHNERT PARK TOWN MEETING

Group Brainstorming (by Table Number) October 29, 1989

GROUP 1 - BRAINSTORMING

1. Water and air quality
2. Quality stores
3. Development of west side—com. and indust.
4. Quality education
5. Improve residential standards
6. Growth control
7. Diversified commission, appointments—"nepotism"
8. Open space—regional park
9. "Buffer zone"
10. Animal control problems
11. Limit commercial growth, "empty stores"
12. Poor roadway capacity
13. Expanded higher educ. opportunities
14. Maintain adequate public safety—police, fire, amb.
15. Separate police and fire
16. Improve public transportation
17. Bicycle riders problem
18. City indebtedness, olympic pool \$\$
19. 6-8-9 "Greenbelt" before more houses
20. Need for housing, seniors—newlyweds! Think about retirement home!
21. Better inter-action between city-county-state w/regard to roads, transit system, etc.
22. Sewage treatment (our own), high priority, pre-development necessity
23. Make sure schools can handle growth!
24. Develop "downtown"
25. Develop bike paths, improve bike paths, need resurfacing
26. Boats and R.V.s on streets
27. Encourage citizen planning participation
28. Utilize NWPRR
29. Water runoff, retain water basin
30. Water conservation
31. Zero population growth, stay in Oregon!
32. Maintain present roadway design.
33. Limit height of bldgs.
34. Recycling program
35. Need for hospital
36. Duplication off commercial, "pizza" as example.

GROUP 1 - PRIORITIES

1. Controlled Growth!! (30 points)
2. Environmental Issues (28 points): 1, 8, 9, 19, 29, 30, 34, 22
3. Transportation (18 points): 12, 16, 28, 21
4. Public Safety (16 points): 14, 15, 17, 10, 26, 32, 35
5. Business Development (12 points): 2, 3, 11, 24, 36, 33, 8, 14, 22
6. Residential Development (7 points): 5, 8, 10, 14, 20, 25, 26, 30, 22

7. Education (7 points): 4, 13, 23
8. Local Gov't/Citizens (0 points): 7, 18, 27

* * * * *

GROUP 2 - BRAINSTORMING

1. Overgrowth is a danger. (Responsible controlled growth is a must.)
- ~~2. Add lanes on H. 101.~~
3. Wants to see "open space" remain (buy it?).
4. Limit population to 40,000 (plus SSU).
5. Wants clear annexation policy.
6. Const. new animal shelter—better location.
7. More jobs in town so people won't have to commute out.
8. More shopping area (restaurants, retail, etc.).
9. Anti-litter campaign (clean creeks).
10. Follow laws on planning.
11. Periodic organized education and input in regards to citizens.
- ~~12. Would like to see 4-way stops instead of traffic signals in areas of moderate traffic.~~
- ~~13. More light industrial and commercial development W. of 101 to provide more jobs.~~
14. RV's should park in a lot, off streets.
15. Preserve small town flavor.
16. Park in "F" section.
17. Mark highly treated wastewater available to each home for various tasks.
- ~~18. Rail system (like BART) to help relieve 101 traffic.~~
- ~~19. Alternatives to H 101 expansion (car pooling, flex times, alt. routes).~~
20. Youth oriented programs
21. City program for earthquake preparedness
22. No expansion east of Petaluma Hill Rd.
23. Owners/renters must maintain property well.
24. Agreement w/Santa Rosa to keep greenbelt area north of R.P.
25. Wants City Council meetings televised live.
- ~~26. No bond financing. Deleted~~
27. Opportunity for everyone to own home.
28. No houses near freeways
29. School facilities upgraded
30. City run cable TV enterprise to lower prices to citizens
31. Make it easier for children to remain in RP as adults.
32. Wants a noise control ordinance.
33. 3rd golf course (build)
34. Softball complex (build)
35. Don't neglect older areas of town.
36. Maintain greenbelt and agricultural activities.
37. Wants a city run oil recycling facility (and other toxic materials).
38. Build swim center.
39. Keep RP the nice town it is.
40. Market the stadium better.
- ~~41. Should restrict R-turns on major roadways.~~

GROUP 2 - CONSOLIDATION

1—Improve traffic situation (TRANSPORTATION)

1. Widen H 101
2. Light rail
3. Carpools, flex-time, alternative routes
4. Widen Stony Pt. and Pet. Hill Rds.

5. Stop signs (4 way) instead of T-signals unless major roadway
6. Work w/Cotati to improve 101 on-ramps.
7. Look closely at right turn on red lights—a danger
8. Finish Roberts Lake Rd. and other access rds.
9. Extend RP Expressway to Stony Pt. Rd.
10. Investigate idea to have municipal train on NWPRR tracks.
11. Keep existing and provide for more bike lanes.

2—More light industry and commercial dev.—w. side of 101

12. Financially good for city
13. Will help ease traffic going out of town to shop
14. Promote local jobs

3—Housing

15. Everyone should have opportunity to purchase home.
16. Owners and renters should be required to keep appearance of property up.
17. No houses built within 1/4 mile of freeway.
18. Need to build and maintain amenities which make housing desirable:
 - Swim center
 - F Section park
 - 3rd golf course
 - Theatre
 - Upgraded schools
 - New (better) animal shelter
 - Sports complex (soccer, softball)
 - RV storage lot (no RV's in neighborhoods)

4—Input from Citizens

19. Input from citizens
 - More town meetings
 - Televisе City Council mtgs live
20. Earthquake preparedness program
21. Haz. waste management plan (car oil incl.)

5—Growth Mgt.

22. Need for open space
23. Maintain agricultural activities
24. Need to control growth
25. Anti-litter campaign
26. Golf courses to be used as green belts
27. No growth unless adequate city services can be provided
28. Noise control ordinance
29. Somehow mitigate noise from freeway (and any other transportation in the future, i.e., light rail).

GROUP 2 - PRIORITIES

1. Transportation (32 points)
2. Light Industry (21 points)
3. Housing (30 points)
4. Citizen Input (17 points)
5. Growth Management (41 points)

* * * * *

GROUP 3 - BRAINSTORMING

1. Terminate G.P. each decade after passage.
2. Create major city park.
3. Water table study
4. Keep as is unless change for better is needed.
5. To build and incorporate a downtown business center
6. More stores on west side of town to create more sales tax
7. Ombudsman for each city section
8. Separation of fire and police services
9. Attract clean industry and limit polluting industry
10. Increase fire and police service on west side
11. More public weekend meetings
12. Limit elected public officials to 8 years
13. Establish C.C.R.'s consistent with entire city and enforce them.
14. Improve freeway access to R.P.
15. City needs new animal shelter
16. Clean up the creeks
17. Build larger city hall
18. Institute better transit system
19. Plan traffic flow patterns to limit off freeway commuting
20. Penny packet land annexation ending
21. Campaign spending limit for elected officials
22. Work to have rail service in R.P.
23. Law that all cats must wear I.D.
24. Clear up Cotati bottleneck
25. Increase and improve bike trails
26. Create levels to ensure adequate housing for all income levels
27. Establish "greenbelt" around R.P.
28. Limit single family lot size to no less than 6,000 sq. ft. excluding mobile homes
29. Place elementary schools in all areas
30. Create "M" Section park
31. Participate in town meetings, restricted to R.P. residents only
32. Better communication by newsletter from city hall
33. Work to limit turnover of small business in R.P.
34. Create forum to air ideas regarding re-negotiation of cable TV contract.
35. Improve Petaluma Hill Rd. and intersections
36. Create yearly citizen survey
37. Do better job telling elderly of available services
38. Encourage BART expansion of north
39. Televisé city council meetings
40. Control growth
41. City should actively promote spaying of pets to control pet population
42. R.P. should not short-cut G.P. process
43. Establish upper-middle income leisure living community
44. Place electrical wiring underground for aesthetic reasons
45. Create "F" Section park

GROUP 3 - PRIORITIES

- | | | |
|--|---|--------|
| 1. Terminate G.P. each decade after passage. | | |
| 2. End penny packet land annexation |] | |
| 3. Work to have a rail service in R.P. |] |]- tie |
| 4. Separation of police/fire service | | |
| 5. Establish greenbelt around R.P. |] | |
| | |]- tie |

6. R.P. should not short-cut G.P. process.]

* * * * *

GROUP 4 - BRAINSTORMING

1. ~~Require energy efficient housing~~
2. Provide "BART" type system
3. Segregate business and housing
4. Enforce noise regulations
5. Need responsible persons to control city
6. Limit growth to 40,000 by 1995
7. Develop vision of what city should look like in 2010
8. Encourage high employment [sic] business
9. Future annexation to be governed by ballot
10. Provide commute train stop in Rohnert Park
11. Controlled growth
12. Extend city boundary to control growth
13. Set clear (sharp) edges for city
14. Provide low cost housing
15. Encourage rail transit
16. Stop growth temporarily
17. Prevent gridlock by controlled growth
18. Development projects to provide mandatory open space
19. Control local business mix
20. Create job/housing balance
21. Limit fast food business
22. Water conservation to include water metering
23. Recall the developers and friends
24. Include cemetery in green space as a memorial park
25. Encourage businesses to fill market voids
26. Reduce reliance on automobile
27. Provide teen center
28. Keep creeks natural
29. Increase sewer capacity as soon as possible
30. Provide coordinated signal timing on arterial
31. Extend and connect bike/ped paths
32. Develop earthquake plan
33. Encourage additional golf course to be watered with treated wastewater
34. Annex more land on west side of freeway

GROUP 4 - PRIORITIES

1. Conservation of natural resources including water and energy efficient housing (10 points)
2. Provide for light rail on exist. NWPRR right-of-way with local access (18 points)
3. Put cap on growth (30 points)
4. Encourage housing/employment balance and encourage business to fill market void (10 points)
5. Require future annexation by ballot (13 points)
6. Provide a balance of housing to include low cost housing (9 points)
7. Development to provide mandatory [sic] open space (19 points)

8. Provide green space to include cemetery and golf course and water with treated wastewater (18 points)
9. Improve local transit services and encourage alternate transportation and bike and ped. paths (5 points)
10. Provide teen center (3 points)

* * * * *

GROUP 5 - BRAINSTORMING

1. Affordable housing
2. Moratorium on all housing projects
3. Excellent air quality/water, environmental concerns
4. Better traffic flow under Wilfred Exchange
5. School bussing [sic]—Schools
6. Better school system—Schools
7. Improved sewer system
8. Underground cable and PG&E for A&B&C sections
9. Widen RP Expressway overpass (Clausen/Cloverleaf)
10. Better health and child care (child care at public schools)
11. Owner owned mobile home park
12. Open space off the highway, "buffer zones"
13. Police task force gangs/drug traffic in parks
14. Examine feasibility more light industry—Combine with retail
15. Require larger spaces between houses/lot size in new development, "less dense"
16. Separate fire department
17. ~~Clausen overpass cloverleaf (see #9)~~
18. More recycling bus and apartments—Combine environment
19. Traffic congestion (101)—Develop mass transit
20. ~~Positive entertainment/place for teenagers (see #44)~~
21. Central downtown core/focal point
22. Stop light Synder and Golf Course
23. Turn lanes into apts off Synder near Eleanor (Pacific Springs Americana)
24. ~~Develop mass transit (see #19)~~
25. ~~Better planning business type and number by area (3 gas stat./mini-marts/car washes)~~
26. Revamping classroom environment, Junior High and High School (teachers, rooms)—Schools
27. ~~Upgrade roads, A, B & C sections~~
28. ~~Control growth~~
29. Higher density housing/more open space
30. Quality clothing/retail stores (rather than discount)—Better mix
31. More forward using funds to refurbish A&B&C sections (cable, PG&E, roads)
32. Enforce maintenance of rental housing standards
33. More clearly marked bike paths on major roads
34. Examine capacity health/medical facilities, "disaster planning needs"—Volunteer training
35. ~~Daycare at existing schools~~
36. ~~Develop business-local shopping~~
37. Monitor oil changing Kraegans parking lot
38. Frequent town hall meetings—Better communication links to citizens
39. Handicap access other buildings (not just public)
40. School auditoriums Waldo, Goldridge, John Reed—Schools
41. ~~Active disaster volunteer training (now while on our minds) (see #34)~~
42. Rain shelter Richard Crane and Evergreen schools—Schools
43. Stimulate wealth of senior resources to help community

44. Teenage discounts Sports Center, Comm. Center, and Arts Center—Teen center/Entertainment/drug educ.
45. Lower class sizes—Schools
46. After school teen enrichment—Schools
47. More flexible bus routes/citizen input
48. Drug education
49. Affordable 1 story, small complex/single home, seniors—Aff. Hous.
50. More mobile homes—Aff. Housing
51. Percentage of each development "lower income"—Aff. Hous.
52. More single family "reg. owner occupied" affordable homes—Aff. Housing
53. Planned, controlled (% increase) growth in issuing/approving projects
54. Southwest/Adrian gas station abandoned—clean up

GROUP 5 - PRIORITIES

1. Excellent Environmental Quality
 - a) Air and water
 - b) Improved sewers
 - c)
2. Traffic/Transportation
 - a) Improve Expressway and Wilfred overpasses/under traffic flow
 - b) Develop mass transit/improve 101 congestion
 - c) Stop light Snyder and Golf Course
 - d) Turning lanes Snyder Pac. Springs/Americana
 - e) Bike paths
3. Planned Growth
 - a) Affordable housing—better mix
 - b) Limits to %/year of growth
 - c) Population 40,000-50,000 maximum
 - d) % of each project lower income
4. Schools
 - a) Better class environmental Jr. and High schools
 - b) Drug education
 - c) Child care at schools
 - d) School buses
 - e) Add auditoriums, rain shelter
 - f) Lower class size
5. Business/Shopping Development
 - a) Quality retail/clothing stores
 - b) Develop light industry
 - c) Plan better mix
6. Refurbish A. B & C Sections (underground cable, PG&E, roads, enforce rental maintenance regs.)
7. Focus on Our Teenagers
 - a) Teen Center
 - b) After school activities
 - c) Discount sports center, arts center
 - d) Drug education
 - e) Park enforcements gangs/drugs

* * * * *

GROUP 6 - BRAINSTORMING

1. Concern for managed growth (by exception)
2. Planned higher density
 - Affordable low income housing
 - Variety of housing levels (apts., townhouses)
3. ~~Affordable rental homes/apts (see #2)~~
4. Growth curtailed now, no more annexation
5. Concern over air and water quality
6. Concern with transp.
7. More bike paths
8. Shelter for homeless
9. Larger stores, maybe a mall (Macy's, Price Club)
10. RP is doing very well (parks, etc.)
11. Commuter train to SF—not practical now (bridge)
12. Preserve farmlands, greenery
13. Planned com. "green" (agricultural and parks) areas with planned growth
14. Don't want Olympic pool. Like neighborhoods as cul de sac with parks, schools, etc. (transp.)—consistent with community plan
15. Want city to follow procedures re: growth. No spot annexation, filing of EIRs
16. Getting more detail from the people (town mtg good idea)
17. Limit on the height of high-rise bldgs.
18. Be able to buy the lot in a mobilehome park
19. Maintain upkeep of prop. (city enforced)—neighborhood incentives
20. Re: comm'l growth, limit to Santa Rosa, not R.P.
21. Happy with use of portables to house fluctuating student pop.
22. Want activities provided for the youth of our city (funding)
23. More money spent on schools and libraries.
24. Concern over flat rate water usage; doesn't encourage conservation (meter?)
25. City inform citizens when street cleaners are scheduled.
26. Publish in Clarion the street cleaning schedule.
27. Want long-term solution to transp.; add'l lane on freeway is short-term reality.
28. Need to assess need for more stop signs and lights as city grows (Hewlett-Packard, Snyder and Petaluma Hill, R.P. Expressway and Petaluma Hill)
29. Altering [sic] bus routes to serve diff. areas (Red Lion, "M" Section, Snyder); year round (not seasonal)
30. Rent control
31. Whose quality of life; defined by whom?
32. Rents based on income (affordable rentals)
33. Expand sewer capacity
34. Better cable TV service (always down)

GROUP 6 - PRIORITIES

1. Concern for managed growth
 - By exception
 - Limit comm'l growth to S.R.; not R.P.
2. Providing affordable low income
 - Variety of housing levels
 - Shelter for homeless
3. Concern for air and water quality
4. Preserve farmlands, greenery
5. Concern w/transp.
 - Bus schedules

—Bike paths

* * * * *

GROUP 7 - BRAINSTORMING

1. Specify ahead of time role and importance of citizen input; G.P. process
2. Rent control or rent subs.
3. Create balance between jobs and housing
4. Work for regional solutions to transportation problems; work for highway safety (bridges) earthquake
5. Build or enlarge [sic] sewer treatment plant at developers expense
6. ~~More landscaping and parks (see #10)~~
7. Medium and low cost housing, code inforcement [sic] strict regulations
8. No conversions of apts. to condos
9. More bike and ped. paths to encourage non-vehicular traffic
10. Protection of open space and greenbelts (city to buy if necessary). Maintain agricultural lands. More landscaping and parks.
11. Use railroad as light rail transportation for commuters
12. A better recycle program for all materials; involve children and seniors; toxic waste program.
13. Impose lower growth rate policies
14. Utility discounts for seniors
15. More programs and building for the youth
16. A water supply other than wells
17. Concern about sewer capacity
17. A. Business and types of bus.
18. Treat So. State students as R.P. citizens
19. Hospital (teaching, etc.)
20. Swim center but not a \$10 mil. (adjacent to Sports Center)
21. Cord. [sic] planning with S.S.U. and Cotati now!
22. More light industry and jobs
23. Education, more schools, better quality
24. Development and create a downtown R.P.
25. Mobilehome park sub. for buyers.
26. Sliding scale fee for recreational facilities depending on income
27. Scrubbers and filters on all manufacturing dischargers.
28. Signals and/or stop signs on Petaluma Hill Rd. and Snyder Ln.
29. No further land annexation; build out land in city limits
30. Litter control for fast food and grocery stores
31. More programs for seniors, including food, transportation (etc.), field trips
32. Expand bus service, local (Sun.)
33. Cut down on size of E.I.R.s to hold costs
34. Inovative [sic] housing design such as cluster (not tract)
35. More serious concern about air quality
36. Water conservation
37. Every development give serious consideration to quality of life

GROUP 7 - PRIORITIES

1. Protection of open space and greenbelts (city buy if necessary); parks and landscaping and maintain agricultural lands.
2. Use railroad as light rail transportation for commuters.
3. Specify ahead of time citizens importance and role in G.P. process.
4. Impose lower growth rate policies.

5. Rent control and subs. for low income and seniors.
6. No further land annexations. Build out land in city.

* * * * *

GROUP 8 - BRAINSTORMING

1. Limit length of office and no. of terms of city council
2. Prepare a clear and concise time frame and horizon for the master plan, taking into account infrastructure support and total growth.
3. Paid professional fire department
4. General election for approval of Gen. Plan
5. Limit population growth
6. Relieve traffic congestion at R.P. Expressway and Commerce
7. Study Petaluma growth policy
8. Plan for water/sewer in high density residential areas
9. Study the geological effects of using large amounts of well water
10. Preserve open space
11. High residential water/sewer use
12. High density traffic provision
13. Improvement of city street layout
14. General election for approval of General Plan
15. Geological effect of using large amounts of well H₂O
16. Develop a financing plan
17. Shopping center access/egress
18. Rejuvenation [sic] of older neighborhoods
19. Limit population growth
20. Improve tax base
21. Conflict of interest with city officials/officers and their business holdings
22. Limit length of office of city council and no. of terms.
23. Protect wetlands in west R.P.
24. Limit special interest financing of elections
25. Abandon Commerce extension to So. S.R. Ave.
26. Preserve open space
27. More bicycle paths
28. Improve appearance and pedestrian access of downtown area
29. Insure adequate police protection
30. Insure adequate inspection of bldgs. and new inspector
31. Limit annexations without financial infrastructure in-place
32. 2/3 vote for annexations
33. Control growth on west side
34. Asthetically [sic] pleasing businesses as opposed to chain/franchises
35. Noise control related to autos and radios
36. Control community center development
37. Lease property to Ch. 22
38. Control of utility rates
39. Devise a wider and open process for obtaining citizens input re: Gen. Plan
40. Set up a computer input network for General Plan and other input with computer at library and city hall as well as home computers
41. Relieve traffic congestion at Expressway and Commerce. Better freeway access/egress.
42. Insure proper use of retail space
43. Retain the rural feel
44. Bring in an outside consultant for Gen. Plan

GROUP 8 - PRIORITIES

1. Paid professional fire department (12 points)
2. Limit growth around S.S.U. (4 points)
3. City gov'n't needs to be more responsive to citizens (4 points)
4. More traffic lights at Snyder and Pet. Hill
5. Develop time frame/horizon for Gen. Plan]
6. What is the limit for total build-out and is there] - (20 points)
adequate infrastructure support?]
7. Go to metered water for conservation (2 points)
8. Study Petaluma's growth policy (9 points)
9. Better synchronization of traffic signals (2 points)
10. Housing for all economic groups (2 points)

* * * * *

GROUP 9 - BRAINSTORMING

1. More neighborhood meetings (before drafts of G.P.)
2. Traffic flow in/out of R.P.
3. More arch. design review (higher standards, aesthetics, commercial)
4. Plan for the expand [sic] water and sewer (existing and future)
5. Moderate cost of housing for seniors
6. Stop growth at current levels (population to stop at 33,000 approx.)
7. Need hospital
8. Retail diversity
9. Industry/business balance for workers and tax base vs. bedroom community
10. Reallocate sewer hook-ups; allow small builders
11. More recreation for teens
12. ~~Purchase open space~~
13. Density control (city centered or urban sprawl)
14. Expand recreation for all age groups
15. ~~Improve school system~~
16. More low density-residential
17. More incentives for Environmental health (recycling)
18. Utilize railroad for transportation (intercity)
19. Growth vs. protection of environment
20. ~~Open space utilized by recreational activities~~
21. ~~Open space utilized by north boundaries (golf courses)~~
22. Repair Redwood Drive
23. Limit population
24. Provide better police services
25. Improve the quality of education, primary and secondary (overcrowding/quality of instruction)
26. Split police and fire services
27. Encourage area around Red Lion Plaza to be a regional convention center
28. Install sidewalks on RP Expressway west of High. 101
29. Create open space for rec. activities. Sales tax dollars (set aside) for the purchase of open space/unstructured recreation
30. Encourage development of swim center
31. ~~Define type of community (bedroom community); current service needs not justification for future development~~

- ~~32. Pay as you go (present residents not paying for new growth)~~
- ~~33. New growth not needed to pay for past services and maint.~~
- 34. Traffic signals on Pet. Hill Rd./Expressway, Snyder and East Cotati Ave.
- 35. Require water and sewer capacity (in place) before allowing development
- 36. Revise state sales tax distribution method (not point of sale)
- ?31. Current service needs not a justification for future development

GROUP 9 - PRIORITIES

- 1. Industry/business balance for workers and tax base vs. bedroom community
- 2. Create open space for recreational activity—sales tax dollars set aside for purchase of land
- 3. More neighborhood meetings before drafting General Plan]
- 4. Current service needs—not a justification for future development]] - tie
- 5. Improve the quality of education, primary and secondary—overcrowding/ quality of instruction
- 6. Traffic flow in and out of R.P.]] - tie
- 7. Split police and fire services]

* * * * *

GROUP 10 - BRAINSTORMING

- 1. Adequate safety force
- 2. Regulated growth
- 3. Preservation of open space
- 4. Owner owned mobile home park for seniors
- 5. More recreation facilities
- 6. Limit on building heights
- 7. Cooperative daycare w/residents and seniors
- 8. Review of bldg. codes w/regard to earthquakes
- 9. Questioning General Plan update process
 - a. Why no citizens committee involved?
 - b. Conduct city's business in open
 - c. No deals presented to citizens which are already a "fait accompli"
 - d. Any plan to be placed on ballot for vote of citizens at next appropriate election
- 10. A commendation to the city officials and employees for the beautiful "game plan" involving this growth matter
- 11. Why January deadline for update when city has waited 16 years?
- 12. Improvements in mass transit
- 13. Impact of widening 101 on R.P.
- 14. Spend more time and money maintaining older sections of R.P.
- 15. Balance between housing, jobs (light industry) and shopping services
- 16. Localized recreational facilities, not regional
- 17. Developers should not speak for the city
- 18. Have attorney examine conflict of interest on part of city officials
- 19. Present to public the 50 yr. contract awarded to Golf Mgmt. Corp. without public discussion. This contract could result in a 300-500 million \$ payout over 50 yr. period.
- 20. Water quality protection
 - a. Conservation
 - b. Control of industry related waste
- ~~21. Control of increased sewage and waste~~

22. Hospital
23. Noise abatement in planning
24. Protect clean water
25. Residential construction
 - a. Provisions for safety grab bars in bath tubs
 - b. French drain across back of homes to carry water out to side of homes to drain to street. Prevents termites, dry rot.
26. Establishment of greenbelt around R.P.
27. What happened to TV transponder to be placed on Sonoma Mtn. for "pick up" with small disk antennae in each home as is done in Southern Cal. and in Willits, Eureka, etc., at approx. \$9/year per home!
28. What's to be done with all this info
29. Whose [sic] going to pay for the enormously, costly additional sewage capacity created by the approved commercial growth?
30. Require vote of people for any more annexation
- ~~31. Attract light industry and keep residents working here.~~
 - ~~a. Intense protection of ground water~~

GROUP 10 - PRIORITIES

1. Regulated growth (33 points)
2. Question General Plan update process (see original list for detail) (25 points)
3. Preservation of open space (23 points)
4. Improvement in mass transit (11 points)
5. Water quality/noise control planning (9 points)

RP sued over projects

Sierra Club focuses on northwest development

By JUD SNYDER

The Sierra Club filed a lawsuit against Rohnert Park on Tuesday, saying the city is violating state laws by having an inadequate General Plan and by permitting a gas station and motel to be built before the environmental impact report was certified for the area. The focus of the lawsuit, filed in Sonoma County Municipal Court, is the proposed Roberts Lake Road near the Wilfred Avenue overpass and the two projects planned in be-

tween off- and on-ramps west of the freeway in the same area.

Rohnert Park resident Harvey Bell joined with the Sierra Club in the suit, which also named Northbay Construction, the construction firm that's low bidder for the road project.

"At present, developers are pushing for rapid and relatively dense development and urbanization in Rohnert Park and seem, as usual, to have acquired the backing of the City Council in these efforts," said

a news release from the Sierra Club's Santa Rosa office.

Planning Director Paul Skanchy said, "The city's General Plan is adequate, they say it's not. The EIR was certified with its mitigation measures and we say that's adequate, too. I guess it will be up to a judge to decide."

The City Council's still attempting to update its 1973 General Plan. A committee was formed for the update, but controversies arose over its makeup and size. The com-

mittee, which never met, was dissolved and a new one to take its place has yet to be formed, despite cautionary words from City Attorney John Flitner and urgings from Planning Commission members and Mayor Charlie Cochran.

Bell also said the city "exceeded" its sewer allotments and water allotments from the Russian River aqueduct.

Skanchy said the city has not exceeded its sewer capacity and the a-

See LAWSUIT, Page 2

LAWSUIT

From Page 1

queduct water allotment of 1 million gallons a day is merely used for summertime "emergencies," and has not exceeded any limits.

Flitner said Wednesday that "I just got a copy of the lawsuit and haven't had a chance to digest it yet." He said the city has to "prepare copies of all records" to reply to the suit. A tentative timetable from Flitner said these documents have to be ready by Sept. 8.

Then there are a series of presentations and responses in September and October with a possible court hearing Nov. 1.

Dr. Don Davis, partner with Jimmie Rogers in developing the motel and gas station west of the freeway, said "I don't know enough about" the suit to comment.

The motel and gas station have been approved by the Planning Commission and the City Council. One of the conditions was that the project would be brought back for further review, "if in approving the northwest area EIR, mitigating measures are imposed that affect this project."

"We knew any building permits were subject to the EIR," said Davis.

Bell admitted the city formed a

General Plan Committee. "I was one of the members, but then it was disbanded," he said. He said the city is not complying with laws to protect the environment.

"I don't like lawsuits, but at this point what can we do?" Bell said. "The projects one by one look fine, but without a General Plan you don't know what's being planned. So what shows up is a bunch of surprises — the City Council's caught up in a series of reactions, so they hurry, they're going too fast."

Bell says the suit is mainly an attempt to maintain "the quality of life here."

"I've lived in Orange and Santa Clara counties and they've done

what Sonoma County can do very easily. There are no restrictions that can stop it here," he said. "It's disappointing. We're hoping the council or the city says, 'Yes, it's illegal, and let's stop until it's cleared up.' It comes down to whose city is it?"

It's not clear if the Sierra Club lawsuit has an effect on the construction of Roberts Lake Road or the motel and gas station west of the freeway.

"We're considering an injunction," said a Sierra Club spokesperson. "The main thing is they've violated state General Plan laws since they haven't updated their General Plan since 1973, only amended it in 1983. We also contend the EIR is inadequate."

Restraining order decision due September 6

Lawsuit fails to halt RP roadway project

By JUD SNYDER

A lawsuit filed by the Sierra Club against the City of Rohnert Park didn't get very far at last night's City Council meeting. But a judge's decision concerning a restraining order against the city will be handed down Sept. 6 and it could put the brakes on projects in the city's northwest section near the Wilfred Avenue overpass.

The Sierra Club's writ of mandate cited the inadequacy of

Rohnert Park's General Plan which hasn't been updated in 16 years, an Environmental Impact Report that listed problems inherent if development continues in the area, violations of the California Environmental Quality Act, approval of a motel and gas station before the EIR was approved and destruction of riparian habitat if Roberts Lake Road east of the freeway is built.

Monday they went to Judge Lawrence Sawyer and sought a

restraining order to stop the projects. Yesterday, Tuesday, Sonoma County Board of Supervisors took Roberts Lake Road off their agenda in light of the lawsuit, and Sawyer said he'd have a decision Sept. 6. The scene of action then shifted to last night's council meeting in City Hall.

City Manager Pete Callinan made public an agreement that had been reached in closed session with property owner Rosie Pieroni to

slice 26 ft. from her property in unincorporated land north of RP so that the right of way for Roberts Lake Road could be continued on up to South Santa Rosa Avenue. A resolution for the council to adopt was already prepared approving the transaction.

Speaking for the Sierra Club, Rohnert Park resident Harvey Bell told the council, "I don't think it's prudent to make a decision." He mentioned the supervisors' action

and the impending legal decision.

"Judge Sawyer said if some work is done between now and September 6 it might have to be undone," said Bell.

Mayor Charlie Cochran replied, "You mean one person can bring city government to a stop? This can't be the way government works."

"The government works on laws, including CEQA," replied Bell.

"That means there could be

hold-ups on work all the time," said Cochran. "I don't agree with you."

"The taxpayers of Rohnert Park, and I'm one of them, would have to share the cost of undoing work," said Bell. "I'm just calling attention to CEQA laws which were not applied."

"We won't know this until the judge's decision September 6," said Councilman Art Hollingsworth.

"This project (Roberts Lake See LAWSUIT, Page 6

LAWSUIT

From Page 1

Road) is already advanced and it will go along until the law tells us to stop," said Councilman Dave Eck. "I wasn't in favor of the road, but contracts for it were made in good faith."

Eck said it would be "imprudent to jeopardize" the contracts already signed.

The council then voted 5-0 to approve the agreement with Rosie Pieroni and to accept a deed for the strip of land needed for right of way.

"I'm sorry this (lawsuit) had to happen," said Cochran.

The council then acted swiftly to get the wheels rolling on the city's General Plan update. The council sub-committee of Hollingsworth and Warren Hopkins will have a plan of action ready for the next council meeting Sept. 12.

"Be sure to include some town meeting type workshops," said Eck.

After the meeting, Bell said, "It appears the momentum of the project is being allowed to outweigh the cumulative effects this and other developments will have on the quality of life here."

"In the face of a legal challenge, does the prudent man continue blindly on his course? Or might he step back and evaluate the possible validity of the challenge? Here in Rohnert Park, it's not unusual that on issues of growth and development, the view of individual citizens, homeowners and business people is given a second seat while our council remains a slave to the demands of development."

On a related issue, the council heard from Steve Bailey, project manager for the McBail Corporation, developers of the housing project at Snyder Lane and East Conati Avenue. Bailey was asking the council for more building permits. Under the restrictions of sewer capacity, they're allowed 40 for this year and next and 40 more for 1991.

"We have 800 people on our waiting list," said Bailey. "The demand is unbelievable. And 70 to 75 percent of these people are from Rohnert Park." Homes in this project cost from \$188,000 to \$255,000.

"I wish we had more sewer capacity," said Callinan.

Councilwoman Linda Spiro suggested giving McBail 80 permits now by combining allotments for

both years.

"It wouldn't make any difference and we did it for other developers," said Spiro. Two years were combined for Condiotti Enterprises' homes in the city's M Section near Hewlett Packard. Rationale for this decision and the one Spiro proposed is that homes would be less expensive this year and next than in 1991.

"We're following our growth management plan," said Cochran.

Further discussion ensued about the lack of sewer capacity, the pent-up demand for single family homes and the increasing cost of housing.

"We need to move on," said Hopkins. "We could talk about this philosophically all night."



OVERHEARD

by Jud Snyder

Wilfred Avenue stewpot boils over

THE SIERRA CLUB'S LAWSUIT against the city of Rohnert Park doesn't raise as a surprise move. There've been rumblings in this direction for several months while Cal Trans engineers and the city re-routed traffic, bulldozed about, asphalted new roads, re-arranged mountains of adobe soil and re-worked the contours of the Wilfred Avenue overpass in a blueprinted effort to make the area "traffic friendly" for many years into the future. No one knows if it'll work. Maybe the only way to find out is to do it and then sit back with fingers crossed.

THEY DID AN ENVIRONMENTAL Impact Report on the entire northwest corner of the city which included the overpass and the proposed Roberts Lake Road from Golf Course Drive north to South Santa Rosa Avenue. The EIR pointed out some horrendous figures on traffic, couching them in "Level of Service" terminology from A to F, with F being the worst scenario. Some of the LOS figures were in the D, E and F categories, based on traffic analysts' predictions. The Sierra Club suit points out these gloomy predictions, the destruction of riparian habitat that Roberts Lake Road will do if it's built, and the permission granted to build a motel and gas station on the west side of the overpass before the EIR was certified. Those are their key objections.

ALL OF THIS IS TRUE AND well documented; so the Sierra Club's not standing on fragile ground. Stepping into the role of devil's advocate, however, it's easy to punch a few holes in their logic. Wilfred Avenue overpass will be the scene of traffic problems no matter how many new roads are built here or how many traffic lights are propped in place. With new off- and on-ramps from the freeway, increased traffic from all four directions plus Roberts Lake Road, and later on, commute trains running up and down NWPRR trackage, you have a built-in recipe for tie-ups, especially during peak hours. Adding an extra lane to the freeway will have little effect, except maybe to add to the traffic since there'll be room for even more cars.

TEARING UP THE RIPARIAN habitat to build Roberts Lake Road and replacing it with a box culvert is painful. But we're talking about a natural drainage ditch adjacent to a freeway that's less than a half-mile long, swollen after winter rains, miniscule in summer and not sheltering any endangered plants or aquatic life. Allowing developers to build a motel and gas station west of the freeway prior to certifying the EIR

was risky business for both sides. The EIR could have come out and spelled disaster for the projects, possibly quashing them; and the city laid itself open to charges of favoritism by approving both. The EIR listed a bunch of mitigating factors to alleviate the traffic situation, but both sides stuck their neck out anyway. The sum total is everyone charged ahead and the Sierra Club replied with a lawsuit.

SPEAKING OF SUM TOTALS, a comment from Harvey Bell, one of the complainants in the suit, said something about each project by itself is "Okay...it's the cumulative effect" that sticks out. He's saying, "Whoa! Let's stop and take a closer look" at the "cumulative effects." A counter argument to this could run along the lines of all this is "freeway-oriented construction" which tallies with the Sonoma County General Plan that espouses development in urban areas near the freeway with "green belts" in between, and putting tight controls on the rest of the county.

GETTING AWAY FROM THE DEVIL'S advocate role, the Sierra Club correctly pointed out Rohnert Park's casual approach to updating its General Plan which has had only amendments attached to it since 1973. It's the soft underbelly of the city and probably the ripest target the Sierra Club has. City and county GPs are state-mandated and if they're not tended to, penalties and lawsuits lie in ambush. The city started to build a GP update committee but it foundered in a welter of bickering before it ever met. The idea sank to the bottom and only feeble gestures to resurrect it have been made since. This lawsuit will no doubt trigger its quick revival, hopefully with some sort of unanimity and not a repeat of previous snarlings.

THE LAWSUIT WILL NOT STOP Cal Trans construction of new freeway ramps and widening of the Wilfred Avenue overpass. Only an injunction can do that and it's tough to stop a road project by Cal Trans in midstream. Roberts Lake Road and the motel and gas station projects may be affected, if the case ever gets to a judge in this day and age of crowded court calendars. But there are bigger issues overshadowing the whole imbroglio: growth controls, making room for the many new residents who see Sonoma County as a delightful place to settle, the efficacy of EIRs, the sturdiness of the General Plan system which allows four amendments every year, CEQA and pollution standards, and a whole lot more. It would take a full-length magazine article to thoroughly examine the factors pushing and pulling both sides.

GUEST COLUMN

by Paul D. Stutrud

Can one person stop city government?

It seems to be the practice by many city council members and some planning commissioners to make decisions with little consideration for the law and for the subsequent financial expenses that will be imposed upon the taxpayers of their city for making "wrong" decisions. The most recent example is the decision by the Rohnert Park City Council to go ahead with the Roberts Lake Road project approval in spite of the pending lawsuit filed by the Sierra Club and Harvey Bell.

Bell is quite right when he said, "I don't think it is prudent to make a decision," in reference to the Roberts Lake Road extension. There are a number of lawsuits that have been brought to court under similar circumstances and have prevailed. I know from practical experience.

Mayor Charlie Cochran's reply: "You mean one person can bring city government to a stop? This can't be the way government works."

Yes, one person can bring city government to a stop and that is the way the law works when the politicians in government fail to abide by their own laws.

In 1980, I sued the city of Novato under similar circumstances and with a similar complaint regarding the inadequacies of the Novato General Plan. An injunction for a moratorium against construction was issued because planning decisions were being made against an illegal and non-complying General Plan. A similar lawsuit was filed against Mendocino County for similar reasons.

It seems that the priorities for approval of current projects are placed above the needed work on what is called "Advanced Planning." Advanced planning is the basis of the General Plan, as embodied in the requirements of the Government Codes, namely Section 65300.

In other words, the planning commissioners and city council people are so busy issuing building permits that they are ignoring the final impact of the aggregate of all of their project approvals. This is where we find the overloaded sewage and water systems and the gridlock on the freeways and even city streets. This is where we find that we are over-taxing our community services and straining our abilities to cope with the real problems of unfettered growth.

In my opinion, every city council person, planning commissioner and city planning staff member should be required to know every aspect of the Government Codes and the mandates of the California Environmental Quality Act, and to be familiar with the General Plan guidelines published by the State Office of Planning and Research. How can responsible decisions be made without knowing these laws? Obviously, from all of the problems caused by poor planning we can see from one end of the state to the other, they can't make good decisions if they are ignorant of the laws.

Paul Stutrud is a Rohnert Park resident and an occasional contributor to The Clarion.



" I WANT TO KNOW... "

6- ROHNERT PARK COTATI CLARION AUG. 30, 1989

Pardon me, but I'm still confused about this thing called a General Plan and why Rohnert Park's being sued because of it. Please explain.

We'll try. Under state law, every county and every incorporated city in California must have a General Plan. It's a method put to use by the state to bring some sort of planning expertise to work so counties and cities can avoid bad examples of urban sprawl such as Los Angeles and the Santa Clara Valley. Each General Plan has seven "elements" that must be applied: land use, traffic circulation, housing, conservation, open space, noise and safety. The most important ones are land use and housing.

Rohnert Park adopted its own General Plan in 1967 and in June 1973 they added some amendments to it. Since then, it's had several more changes added for state law allows four amendments every year. But the basic General Plan itself has not been touched. This is where the city gets into trouble.

The important land use element has had several map changes attached to it in the way of annexations but the basic text has not been changed. State law says it "shall be reviewed annually."

The housing element was last updated in 1983. City Attorney John Flitner says this element is where the city is "most vulnerable."

The city has taken very little action to comply with state rules on housing, particularly in the area of low- and moderate-income housing starts. But this situation is endemic in Sonoma County where "low and moderate housing" is honored more on paper than in actual construction.

Nevertheless, the city is "vulnerable" on both land use and housing elements of its General Plan because it has not taken it down from the shelf, dusted it off and revised or updated it in line with state requirements. This is the case put forth by the Sierra Club in its lawsuit against the city.

A decision on whether or not to issue a restraining order requested by the Sierra Club against the city and stop all construction projects will be forthcoming Sept. 6 from Superior Court Judge Laurence Sawyer.

More RP projects up for OK

Decision on Sierra Club growth lawsuit delayed

By JUD SNYDER

Sonoma County Superior Court Judge Laurence Sawyer delayed a decision on a restraining order against development in Rohnert Park sought by the Sierra Club. In a brief hearing held Wednesday morning, Sawyer listened to arguments from lawyers and then said he'd hand down a decision later this week or early next week.

Meanwhile, Rohnert Park's City Council will be deliberating use

permits for a motel, two service stations, two mini-marts and two car wash franchises in the area that's targeted by the Sierra Club. These two separate projects from Hudis and Associates and Nazeri and Associates are on the council's Tuesday night agenda. Both are located on the west side of the freeway at the intersection of Redwood Drive and Wilfred Avenue.

This is part of the 78-acre parcel on both sides of the freeway that

was the subject of the Northwest Rohnert Park Environmental Impact Report that the Sierra Club has described as "deficient and inadequate." The EIR was approved by both the Planning Commission and the City Council after a series of mitigating factors were added to it to cushion the effects of traffic flows in the area.

The city's General Plan was also attacked by Sierra Club lawyers as being obsolete since it has not been updated since 1973. Their request for a restraining order would put the brakes on projects already under way or in the planning stages.

But until Sawyer rules on the request, projects already approved can begin. This includes Roberts Lake Road which parallels the freeway on the east side and connects Golf Course Drive with South Santa Rosa Avenue to the north. Work has started on this road. Construction has also begun on an earlier approved project on the west side of the freeway: a motel, service station, mini-mart and car wash. Projects on both sides of the freeway in the city's northwest corner can be approved, but one of the conditions attached to permits points out the perils of proceeding

See RP, Page 2

RP

From Page 1

with construction when the EIR and the city's General Plan are both targets of a lawsuit.

San Francisco attorney Trent Orr, who represented the Sierra Club at Wednesday's hearing, said he was "not surprised" when Sawyer postponed any decision.

"They really need a new EIR on this," said Orr. "The concerns on the environment were not really addressed. The mitigations mostly dealt with traffic, but they need to look at noise, open space, housing needs and the others. It's our contention the EIR is seriously deficient under state CEQA laws.

"And unless they have a valid General Plan they really can't approve any development," said Orr. "They (the city) haven't significantly changed it since 1973 and the city's tripled or quadrupled in population since then."

Clay Clement, the Santa Rosa attorney representing developers Jimmie Rogers and Don Davis and their projects west of the freeway, had little to say aside that he was also wasn't surprised Sawyer didn't immediately render a judgment.

"I make my speeches inside the courtroom and not outside," said Clement.

Rohnert Park resident Harvey Bell, who joined with the Sierra Club in seeking a restraining order on development, said Sawyer probably "does not have enough of a background in this kind of case to make a snap decision. He has to do some studying.

"I hope he makes a decision before Tuesday," said Bell, referring to the council meeting that night.

Rohnert Park City Attorney John

Flitner will update the council Tuesday night on the Sierra Club lawsuit.

The council will get together earlier than usual Tuesday when they meet at the Sports Center at 4:30 to dedicate a tiled wall mural in the women's spa and then huddle for a "work session" in the adjacent performing arts center to discuss cultural arts progress with theater manager Michael Grice.

The evening meeting in City Hall is scheduled to begin at 7:25 following a closed-door session to discuss personnel and litigation matters.

Agenda items include a proposed new building for the city's animal shelter, rehabilitation of the Southwest shopping center on Southwest Boulevard and Adrian Drive and a discussion on the Rohnert Park "Friendly City" sign adjacent to the freeway that's in need of rehabilitation itself. Reports on the 101 Corridor Plan and the Sonoma County Transportation Committee will be heard, plus an analysis from Economics Research Associates on the feasibility of a third golf course for the city. The bottom line of their analysis is that it's a good idea.

Council acts quickly on GP update method

By JUD SNYDER

Reacting like feedlot steers under a cattle prod, Rohnert Park's City Council leaped into a tightly focused campaign to update the city's General Plan. Councilmen Art Hollingsworth and Warren Hopkins brought in a resolution to last night's meeting that would set the gears in motion almost instantly.

City Manager Pete Callinan and his staff will review the existing GP and let the Planning Commission know "where it needs to be updated." The commission would hold public hearings and then pass recommendations on to the council. The council would also hold public hearings. At the end of this chain, a revised General Plan would emerge.

Both the commission and the

council would hold these public hearings as work sessions, i.e., not the same night regular meetings are held...unless the agenda's so limited in scope that the work sessions could easily be added so that citizens would not have to sit through meetings to provide input on the GP.

"We should receive staff reports and schedule these meetings as soon as possible," said Hollingsworth.

Callinan said he "hoped to have staff report drafts by the end of the month" to send to the Planning Commission.

With Superior Court Judge Laurence Sawyer promising to either lift the temporary restraining order or impose a permanent one on November 1, a logical question

See COUNCIL, Page 2

COUNCIL

From Page 1

arises: Can the General Plan be updated before November 1?

"No way can it be completed by that time," said Hollingsworth last night.

But Mayor Charlie Cochran said, "I hope to have it finished by November 1, it's our goal date. We're doing the best we can."

Harvey Bell, who joined with the Sierra Club in filing suit against the city for its outdated General Plan, said, "I'm happy that the City Council is now getting serious

about updating our outdated General Plan, and we of the public want to help."

Added Bell, "It's time to remove the adversarial relationship that we have been thrown into and begin to work together to plan for the future of our city."

Bell said the city should provide for sewer capacity, a clean water supply and smooth traffic flow "before we need them."

"Many of the things you said, if we did them, we'd never go any place," replied Hopkins. "We can't build a sewer plant to handle capacity 20 or 25 years in advance of need. We couldn't do anything."

"Without sewer capacity, how can you build more houses?" Bell said. He said Sonoma County Planning Commission has figures that claim Rohnert park has exceeded sewer capacity.

"We do have capacity," answered Callinan. "We contract with the City of Santa Rosa for sewer use, they tell us that. The county Planning Commission has nothing to do with it."

"Whoever said that is irresponsible," said Hopkins.

Rohnert Park attorney Dave McCarvill joined the discussion from the audience. He wondered why the Sierra Club suit wasn't

started 18 months ago when the projects near Wilfred Avenue overpass first surfaced.

"The public had an opportunity to speak back then," said McCarvill. "I don't recall seeing Mr. Bell there. It's not proper for citizens to 'sandbag' the council this way, the time for the lawsuit was 18 months ago."

"Sometimes it takes going to court to be heard," said Bell.

The resolution approved by the council last night directed Callinan and his staff to "give top priority" to have the drafts of "updated elements" completed by the end of September, "at which time they will be made available for review by interested citizens and other parties." It also calls for public hearings "so as to provide maximum opportunity for public input and

comment."

Bell requested that the revised GP keep the "rural, agricultural feel by permanently creating space of significant proportion to surround and separate Rohnert Park from the potential megalopolis that our country could become."

In remarking on the mechanics of the system to update the GP, Cochran said, "it looks like the best method to me." Earlier he suggested that the council alone work on the updating with "ample opportunities" for comments from residents and other interested citizens.

No date has been set for either commission or council public hearings or workshops.

Council voted 4-0 to accept the resolution from Hopkins and Hollingsworth. Councilman Dave Eck was absent.

opinion

EDITORIAL—

General Plan: Go For It

Rohnert Park's quickening pace of development was slowed measurably last week when Superior Court Judge Laurence Sawyer issued a building moratorium in the city's northwest corner. The preliminary injunction against further development was in response to a Sierra Club lawsuit alleging that Rohnert Park's general plan is outdated and inadequate.

The Sierra Club suit, started by club member and local resident Harvey Bell, seeks to stop all city development until Rohnert Park updates its general plan which, for 15 years, has gone virtually unchanged.

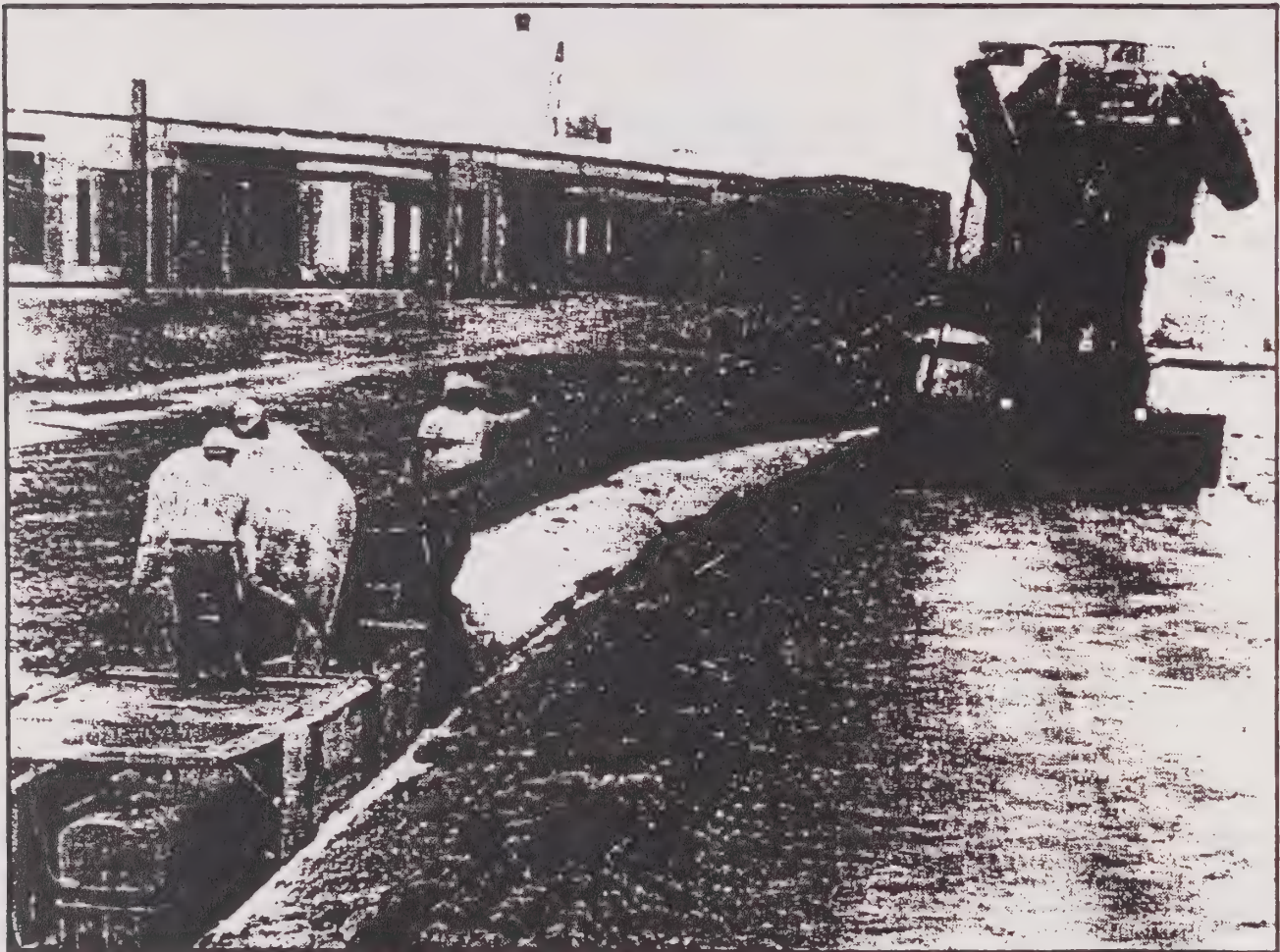
In the wake of Judge Sawyer's ruling, those in City Hall who've asked "How can one man stop the city?" are probably now asking "HOW LONG can one man stop the city?" The answer is at least until November 1 when Judge Sawyer has scheduled a hearing on the Sierra Club suit.

But knowing the slow pace of the law in such matters, we're not risking much to predict a longer delay in the city's plans for its northwest corner. An airing of the issues in a case such as this could drag on for some time. While the Sierra Club suit may not prevail, nevertheless the city of Rohnert Park has been a much bolder builder than planner of late. Councilmembers and planning commissioners have voiced a need for an updated general plan. The idea is nothing new.

The city might help its cause by once again taking up the general plan and getting on with revisions which would bring it up to speed with the 1980s and perhaps look ahead to the next century. There are many more people here than there were in 1973 and many of them will want a say in what the future will bring.

A new general plan won't be a quick fix. And no one should fool themselves into thinking it will be done quickly. But getting the process underway now will bring Rohnert Park a firmer foundation for growth in the years ahead.

Bill Haigwood



Mike Cossey, Tom Anderson and Greg Kittrell of North Bay Construction wrestle a giant metal form for a storm drain section into place alongside Roberts Lake Road east of the freeway in Rohnert Park's northwest corner. Construction of the road will continue from Golf Course Drive to South Santa Rosa Avenue, but future construc-

tion in the 78 acres on both sides of the freeway near the Wilfred Avenue overpass was halted by a court injunction. It was handed down Friday by Superior Court Judge Laurence Sawyer on behalf of the Sierra Club which contended the city's General Plan and EIR for the 78 acres was inadequate and in violation of state guidelines.

But those developments underway can continue

Injunction chills RP projects

By JUD SNYDER

A judge's decision to temporarily freeze future development in northwest Rohnert Park chilled a lot of investors and property owners, but conjecture over a possible sweeping decision to put all future development into cold storage until a General Plan is rewritten was dissipated.

In the wake of Friday's preliminary injunction handed down by Superior Court Judge Laurence Sawyer, both sides were toting up pluses and minuses while waiting a further decision November 1. Judge Sawyer will decide then to either grant a permanent injunction or lift the preliminary one now in place.

The decision allows present projects to continue in the Wilfred Avenue overpass area. They include the construction of Roberts Lake Road from Golf Course Drive to South Santa Rosa Avenue, Red Lion Plaza Phase 2, and a 122-

room motel, service station, car wash and mini-mart on the west side of the freeway at Redwood Drive and Wilfred Ave.

But Sawyer's decision forces two more motels, service stations and mini-marts proposed by Hudis and Associates and Nazeri and Associates back to the shelf. They were slated to come up for architectural review, site plan approval and use permit at last night's City Council meeting.

"They're on hold and no use permits or approvals will be granted," said Planning Director Paul Skanchy.

Sawyer's decision has no effect on any other proposed development in the city including the huge Price Club discount store and shopping center project to be built west of K-Mart on RP Expressway.

An immediate effect triggered by the decision is quick work on plans to update the city's General Plan,

the target of the lawsuit by the Sierra Club and RP resident Harvey Bell.

"I'm going to recommend that the entire City Council sit as a committee to update the General Plan," said Mayor Charlie Cochran. "Every meeting we'll have will be open for public comment."

This idea of the council updating the GP didn't exactly please Bell. "The council tends to do what the developers want without taking input from the community."

"We have to begin the process of activating people to say what they want for the future of the city," said Bell. "The question of what people want is important. People who live here should have the major say in whether they want to see farmland developed or keep the rural atmosphere."

He said a group should be formed to provide public input to General Plan meetings and also

mentioned a non-profit Sierra Club/RP Lawsuit Fund set up to take tax-deductible donations at Box 466 in Santa Rosa. The Sierra Club Foundation's backing the local organization.

"The next step isn't clear-cut yet," said Bell.

The council has been toying with the idea of updating the GP for months. A committee composed of council members, planning commissioners and interested citizens was formed on paper. But before it could get started, it collapsed in a welter of bickering over its size and ground rules. Discussions at the

See INJUNCTION, Page 2

ROHNERT PARK - COTATI CLARION SEPT. 13, 1989

INJUNCTION

From Page 1

council level on forming a new one have been held sporadically but nothing solid has emerged.

City Attorney John Flitner warned the council back in May that the GP was out of date and not in compliance with state guidelines. It presented a handy target for the Sierra Club as the granting of the preliminary injunction so vividly testified.

"The judge made the correct decision," said Cochran. "The city put developers and investors in that situation and the city should be held accountable."

City Manager Pete Callinan confirmed Skanchy's assessment of the judicial decision. "City Attorney Flitner advised us to pull the projects (Hudis and Nazeri) from the agenda and we did just that."

Named as respondents in the Sierra Club suit were the Nansay Corporation, developers Jimmie Rogers and Dr. Don Davis, North Bay Construction and one to twenty John Does. But the preliminary injunction will not stop the Nansay motel, service station and mini-mart project or North Bay's work on Roberts Lake Road.

"The court denies the petitioner's (Sierra Club and Bell) request that this preliminary injunction be extended to construction now under way...building permits have been issued and substantial construction has already occurred," said Sawyer.

"It (the injunction) didn't hurt us, but people who put bonds to develop are stopped," said Rogers. "And the adjoining property owners (in the 78 acres covered by the NW Rohnert Park EIR) were not represented. They could be shut down for a couple of years."

The core of Sawyer's decision said, "Petitioners have presented convincing evidence that the Rohnert Park General Plan is not in substantial compliance with the requirements of Government Code section 65302. Accordingly, the City cannot make a finding that the subject project is consistent with such a General Plan which does not appear to be in compliance with state law."

He also turned down the Sierra Club's request that any further development in the city be halted. "This request is overbroad and uncertain..." said Sawyer.

GUEST COLUMN

by Harvey Bell

SEPT. 20, 1989 ROHNERT PARK - COTATI CLARION

RP brought on Sierra Club lawsuit

At least one City Council member and one developer expressed anger at the Sierra Club and me over the lawsuit regarding the northwest Rohnert Park program. They attacked us as if we did something to Rohnert Park. I want to set the record straight. What we did was to point out to the court that the city of Rohnert Park approved development illegally — that laws were not being followed. The court agreed and imposed an injunction. If anyone is dissatisfied with the situation, their anger should be vented in the direction of the City Council.

If the City Council had been following the law, there would be no lawsuit.

On the General Plan update, it is completely absurd to have the City Council expect to adequately and legally update the General Plan by or near Nov. 1 (of this year anyway). Mayor Charlie Cochran, in speaking for the council declaring that to be their objective, showed that they have no appreciation for how far out of compliance the 1973 plan is with current state law. It also shows ignorance of the legal review periods required for environmental analysis.

Clearly this City Council has no idea what they are doing in updating the General Plan and no understanding of the process necessary to adequately and legally update our 16-year-old General Plan.

The Environmental Impact Report on the revised General Plan could take months to prepare after which is a mandatory 45-day public comment period. Sonoma County's revision of the General Plan took nearly three years to include all the required public hearings, public input, EIR, etc.

Charlie Cochran and the City Council are saying that they can do this update by themselves. They do not have the technical expertise or know-how. They do not even know what needs to be done to create a valid plan, to update all seven elements and to comply with all current laws. Major changes are needed.

It may require a consultant to prepare the EIR. It will certainly require noise experts to apply specific figures for noise sources in an urban area and to provide noise contour mapping (just to cite one obvious example).

If the City Council does the update themselves, I am certain that the court will not uphold their plan.

One major concern is that if the General Plan is hurriedly updated by

See GUEST COLUMN, Page 7

From Page 6

this self-selected City Council, they do not have a history of listening to public input about development. They appear to have no sense for the maintenance of the quality of life here and environmental integrity.

They are not looking out for the general public's best interests.

Charlie Cochran stated that quick action is needed to avoid a possible "contempt of court charge." That is pure fabrication — a direct lie. The court is in no hurry. The court said no development until the General Plan is updated. Only the developers are on a fast track. The court wants it done right. So do we, those of us who live here.

Harvey Bell, a Rohnert Park businessman and Sierra Club member, joined in a lawsuit filed by the club which two weeks ago resulted in an injunction temporarily halting further development of 78 acres on the city's northwest side. Both sides will be back in court Nov. 1.

RP honors excellence in buildings and grounds

By JUD SNYDER

After a spirited discussion, two residences and four commercial and/or industrial sites in Rohnert Park were selected by the Planning Commission for the first-ever Awards of Excellence in Landscape and Architecture. The awards will be handed out in Alicia Park Saturday between 3:30 and 4 p.m. during the Founders Day celebration. They'll be distributed by commission Chairwoman Vida Jones. The selection of winners took place Monday night during the commission's meeting that was postponed from last Thursday.

Homes at 1361 Gaspar Court and 4438 Hollingsworth Circle were top winners in the residential category. Four entries received top honors in the commercial and industrial category: the Press Democrat printing plant, Compumotor Co. in Laguna Verde Industrial Park, Red Lion Plaza Shopping Center and the Sizzler Restaurant.

Commissioners Mike Mullins and John Hamilton were in favor of giving out all four industrial and commercial awards following a

debate as to the wisdom of handing out multiple awards the first year of the program. Not everyone was in whole-hearted agreement with this viewpoint. Mullins also said all seven nominees in the residential category should be given awards.

Mullins wasn't exactly pleased with the awards program. "We're planning commissioners, not award-givers," he said.

All of the nominees were made by residents and then inspected by a subcommittee composed of Jones and Hamilton. The commission did not name any site to the competition. Jones and Hamilton sifted through the nominees and made their recommendations to the full commission.

"I like the simplicity and open space of the Press Democrat plant," said Commissioner Barney Hirson.

"I'm impressed with Compumotor's landscaping," said Jones.

"Whatever you two (the subcommittee) want, I'll go along with it," said Hirson.

"There are lots of lovely things in town worthy of nomination," said Jones. "It wasn't easy to narrow it down."

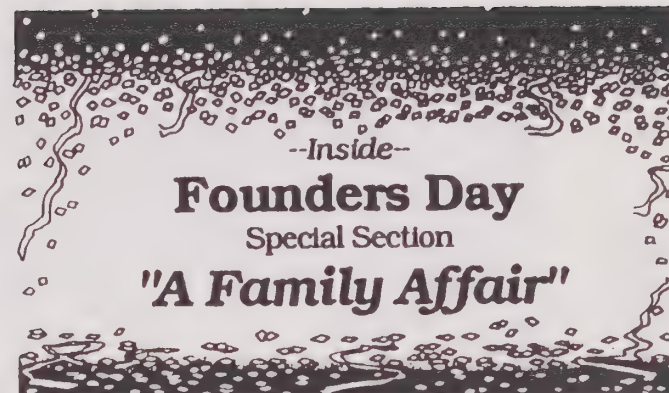
ROHNERT PARK - COTATI CLARION

VOL. 50, NO. 75

TWICE A WEEK — WEDNESDAY AND FRIDAY

35¢ A COPY

WED. SEPT. 20, 1989



Sierra Club may sue over shopping center

Price Club up for final OK next week

JUD SNYDER

The Sierra Club said it will seek an injunction to stop construction of the Price Club Shopping Center west of the freeway if the project is approved by the Rohnert Park City Council.

The threat was made at Monday night's Planning Commission meeting.

"The city does not have a valid General Plan with which to certify

this project," said Elizabeth Eddins of Santa Rosa representing the Sierra Club. "If this project (Price Club) is approved, the Sierra Club will pursue another injunction and will likely prevail," said Eddins in a prepared statement. "Because of the inadequacy of the Rohnert Park General Plan, we request that the city table all significant development projects until the outcome of the Nov. 1 court hearing."

Nov. 1 is the date Superior Court Judge Laurence Sawyer will hand down a decision on the club's lawsuit against development in northwest Rohnert Park. On Sept. 15 Sawyer issued a preliminary injunction halting future projects in that area but allowing those already under way to continue. He's expected to either lift the temporary injunction or replace it with a permanent one with his Nov. 1 decision.

The city meanwhile is setting up public meetings to revise its General Plan, the target of the Sierra Club suit.

Monday night's commission meeting was held because last Thursday's meeting failed to reach a quorum. Only commission Chairwoman Vida Jones and Commissioner Barney Hirson were available. All five members were present Monday.

The Price Club was on the agenda so that the commissioners could look at revised site plan and architectural drawings. It wasn't scheduled for a public hearing. But Jones allowed Eddins (and anyone else who wanted) to speak, saying, "I'm not going to turn anyone

down." No one else spoke.

The commission, after some debate on the roof color (blue was picked, although Jones said "earth tones or terra cotta would be better"), voted 5-0 to approve the revised site plan and architectural renderings.

More than 27 acres west of K Mart will contain the 292,000-square foot regional shopping center which will consist of nine buildings when fully built out. The first stage will include Price Club, Levitz Furniture, a home improvement center, auto tire outlet and garden-nursery shop. The center's

opening has been tentatively targeted for April 1990.

Hugh Coddling of Coddling Enterprises, who sold the land to the Price Club, said Monday night the Sierra Club's plan to seek another injunction "didn't surprise me ... but I don't think it has much merit."

"I know they (Price Club) are determined to continue right on. They want to go as fast as they can."

The site plan and architectural review will go to the City Council next Tuesday for consideration.

Price Club on council agenda

ROHNERT PARK - COTATI CLARION SEPT. 22, 1989

RP

From Page 1

The dust kicked up by the Sierra Club's lawsuit against the City of Rohnert Park for its alleged lack of a valid General Plan has not settled and Tuesday night's City Council agenda will do little to calm the stiff breezes.

The Price Club's massive shopping center on Rohnert Park Expressway west of K Mart is up for a use permit, architectural and site plan approval Tuesday at 7 p.m. in City Hall. When it came up on the Planning Commission agenda on Monday, the Sierra Club responded with a threat of another court injunction to stop the center in its tracks. Sierra Club members and Rohnert Park resident Harvey Bell did this with future development in the city's northwest corner, and they seem bent on doing the same if the council gives a green light to Price Club.

The temporary injunction granted Sept. 15 by Superior Court Judge Laurence Sawyer allowed projects already under way to continue. These include Roberts Lake Road, from Golf Course Drive to South Santa Rosa Avenue, paralleling the freeway on the east side. Building the road involves a box culvert to contain a drainage channel in the road's path. The State

See RP, Page 2

Department of Fish and Game requested that the city "mitigate" this boxing-in of a waterway by doing something else to improve an existing stream elsewhere.

This will be accomplished by having city crews landscape the north bank of Laguna de Santa Rosa west of city limits and not far from the proposed Price Club site.

The landscaping job entails about 1,000 feet of weed-choked and lumpy adobe soil between the laguna and the south side of the Expressway now under construction from Rancho Verde mobile home park to Stony Point Road.

City Manager Pete Callinan will update the council on agreements with fish and game people in

Sacramento and Sonoma County Water Agency staffers on this "trade-off."

Council members will also be discussing the General Plan revision program, beginning with a status report from Callinan. The plan of action calls for City Hall staffers to take each element of the plan and make changes, updates and modifications as they see fit. It next goes to the Planning Commission for a series of public hearings. The commission makes recommendations and then bumps it up to the council for more public hearings. Then it's up to the council to absorb all the comments and recommendations, fine-tune the plan, and make it ready for judicial inspection, should it be necessary.

Packaging all this together will be a report from City Attorney John Flitner, who'll be providing an "update" on the Sierra Club lawsuit.

Lawsuit to be filed to block Price Club

JUD SNYDER

Apparently another lawsuit from the Sierra Club and Rohnert Park resident Harvey Bell will be filed Thursday, tomorrow, to block construction of a Price Club discount store on RP Expressway west of Mart.

A temporary injunction to stop approval of new projects in 78 acres of northwest Rohnert Park near the Wilfred Avenue overpass already in effect. Superior Court Judge Laurence Sawyer granted the request filed earlier this month by Bell and the Sierra Club. It

Sierra Club will ask for injunction

comes up for another hearing Nov. 1.

At last night's City Council meeting in City Hall, City Attorney John Flitner told the council that Sierra Club lawyer Trent Orr of San Francisco called him and said the club will seek an injunction Thursday, if the council "approves this project."

But the council went ahead and

granted a use permit and approved revised site plans and architectural drawings furnished by the Price Club. The vote was 5-0.

The council wasn't too pleased with this latest move by the Sierra Club.

"Should we let the Sierra Club and threats of litigation run the city or should we let the elected officials do it?" Councilman Warren

Hopkins said. "This sort of intimidation kind of bores me."

"Hundreds of times we've talked about that site becoming a regional shopping center," said Mayor Charlie Cochran. "And now at the eleventh hour, we're challenged."

"If the Sierra Club wants to file a lawsuit, okay. But you'll lose," he told Bell. "We've always planned for a regional shopping center

there."

"The bottom line is that the General Plan and zoning changes aren't under consideration tonight," said Councilman Dave Eck. "The only way we can turn it down now is to say we don't like the architecture. I'd like to see more landscaping and larger-sized trees that can't be vandalized."

Eck's try at getting back to the

agenda subject didn't last long.

"I respect Mr. Bell's rights, but I have a right to disagree," said Councilman Art Hollingsworth. "It would be a shame if the citizens of Rohnert Park would be cheated out of sales tax revenues from something that's been in design since 1972."

Bell later told The Clarion, "What we are doing is requesting their (City Council) voluntary action to comply with state environmental quality laws and to properly update the General Plan...including

See SUIT, Page 2

SUIT

From Page 1

extensive public input.

"We do not like taking this matter to court," said Bell. "But when the council does not follow the laws and does not meet our request to do so, the courts are the only alternative."

The Sierra Club maintains the

Cofego EIR approved by the council in 1974 is outdated and not "site specific" for projects such as the Price Club. "It does not comply with the California Environmental Quality Act and there is no valid General Plan," said Bell.

Later in the meeting the council got around to discussing General Plan update procedures.

"We need a series of public hearings with specific dates," said Cochran. "I don't want any voice not to be heard."

"We'll have people coming here from all over the county telling us what kind of General Plan we should have," said Hopkins. "Probably more of them than Rohnert Park residents."

Added Hopkins, "There never has been a perfect General Plan and there never will be one."

EDITORIAL—

A few words on growth

Despite the efforts of the Sierra Club to stop growth in Rohnert Park, no one should lose sleep over whether our city grows. Rohnert Park is smack in the middle of the county's major growth corridor. Growth — as in homes, businesses, streets and shopping centers — is a certainty for Rohnert Park's northwestern sector.

The question is how Rohnert Park will grow. As the city approaches a revision of its long-neglected General Plan, Rohnert Park residents will make this decision. It won't be made by the Sierra Club or people with special interests who live out of town. There is an understandable outrage on the part of some landowners, developers and city officials that a lawsuit has stopped current development in its tracks. But growth has only been stalled, not derailed.

The lawsuit, which resulted in a preliminary injunction against future projects in the northwest area, raises a specific question about the adequacy of Rohnert Park's General Plan. Development proceeded smoothly in Rohnert Park because that question was never raised. Once that question is resolved through a General Plan revision, development will continue.

However obnoxious it is for our city fathers to entertain the threat of further lawsuits from a Santa Rosa resident speaking on behalf of the Sierra Club, they have to share some of the blame for the current impasse. A General Plan left virtually unrevised since 1973 is an easy target.

Nevertheless, a remedy is at hand. A thoughtful, considered General Plan revision (obtained with as much citizen input as possible) will set the course of growth for years to come. And growth there will be. You can bet on it.

—Bill Haigwood



LETTERS

GENERAL PLAN 'FOR THE PEOPLE'

Editor:

It is obvious after reading recent Clarions that the Rohnert Park City Council has no idea of what is entailed in the process of revising a general plan. It is not something that is going to be banged out in a couple of months. The city of

Novato was given a court-imposed year to bring that General Plan into compliance with the Government Codes and a year was not enough. A three-month extension had to be obtained from the State Office of Planning and Research and even this was not enough time to produce much more than a mediocre, minimally complying General Plan.

A general plan is made up of several mandatory elements that address specific areas of land-use planning. Three of those elements must pass muster with certain state agencies. The noise element must be approved by the State Office of Noise Control, the housing element must be cleared by the State Office of Housing and Community Development and the seismic/safety element must be reviewed and approved by the State Office of Mines and Geology.

Furthermore, the general plan revision process must include a process of neighborhood meetings to allow maximum participation and input by the citizens of Rohnert Park. They must be allowed in every possible way to make their statements as to how they want their city to develop in the near-term and distant future.

A general plan is to be considered the same as the Constitution: created by the people and for the people, not something to favor special interests nor something to be hastily drawn up so that we can get on with business as usual.

A general plan is supposed to take into consideration every aspect of land-use planning that will affect the community — traffic circulation, parks and open space, housing for every economic level, preserva-

tion of agricultural lands, and conservation of natural resources, including surface and subterranean water.

All of these elements of the general plan are required by law to be integrated and internally consistent. That is, the effects of traffic must also be considerate of the noise levels that are created by the traffic, which in turn must be considered in the placement of housing. To put it another way, the recipe of a general plan will not

allow the construction of homes near noisy freeways, railways, airports or other sources of noise.

A well-planned general plan will enact commercial zoning to act as a buffer between noisy thoroughfares and residential dwellings. A well-planned general plan will impose limits on development until certain criteria are met such as adequate water and sewerage resources, sufficient parks and open space, and other objectives to keep the growth of the community within comfortable limits rather than causing stress and hysteria by overwhelming amounts of development.

I would highly recommend that the City Council obtain copies of the general plan guidelines and make copies available to the public. I would like to see Rohnert Park come up with a prize-winning general plan that will make Rohnert Park a prize-winning city in California.

Paul Stutrud
Rohnert Park



LETTERS

October 4, 1989

Rohnert Park-Cotati Clarion

AGAINST SIERRA CLUB

Editor:

An open letter to the Sierra Club:

What is the matter with you people? Now it's the Price Club that's got you in an uproar. Do you intend to control all of Sonoma County with your stupid posturing and elitist views? Do you really think you are able to determine what is best for the rest of us who reside in this area? What do you want in this zoned commercial area, another winery?

We will never do anything to help the Sierra Club after the two positions you have taken against Rohnert Park. It is bad enough when the Sierra Club stopped the Winter Disney Park in the Sierra Mountains years ago. It would have benefited many, but you wanted it for only a few and stopped a wonderful project out of selfishness.

This filing suits and obtaining injunctions is not a good way to gain friends! You certainly are not thinking of the taxpayers in this city.

Why aren't you attacking the proliferation of wineries and the tourism the industry draws? If the truth were known probably many of your members belong to this industry, looking upon other commercial ventures as "sour grapes."

We don't like being dictated to by a "club." Our elected representatives should not be threatened with lawsuits and injunctions by outsiders. It's hardly democratic! We like having our tax base being enlarged as we are a community of young childbearing families and retirees who need a break once in a while to lighten our load. Why must we go out of Rohnert Park to spend our hard-earned dollars? Maybe, just maybe, you are a bit prejudiced and do not want this little city's tax base to change.

Frankly, we cannot believe the city plan has much to do with your actions. Your motivation has to be coming from something else as we're certain you must have other plans for the area, perhaps another preserve for some unknown creature.

We hope our city, the Price Club, Mr. Hugh Coddington, and the little people of this town beat you at your own game and that we shall soon see the Sierra Club out of the picture!

Marjorie O'Brien
Edward O'Brien
Rohnert Park



October 4, 1989
Rohnert Park-Cotati Clarion

OVERHEARD

by Jud Snyder

Try to get the Big Picture

THEN THERE WAS THIS GUY LAYING down some concrete in the dead of night. Widening his driveway and putting in a meandering sidewalk to the front door. All this with a flashlight in his mouth. In reply to the obvious question, he said, "I dow nah see eerie cob see wee, you wo, gah unctshish." I said, "If you take the flashlight out of your mouth I'll take the banana out of my ear." Oh. "I don't want the Sierra Club to see me digging up my lawn and putting in concrete," he said. "They might get an injunction." Back went the flashlight to its bicuspid cradle.

THEN THERE'S ALL THAT EXPENSIVE talent in Rohnert Park City Hall laying out the dusty remnants of a General Plan and putting it back together like paleontologists re-assembling a dinosaur skeleton in a museum cellar. "Let's see, this noise element bone could use a bit of plaster so it'll fit in the slot where the land use element bone intersects with the traffic circulation rotator cuff." Hugger-mugger in the catacombs. Then they all clamber upstairs with a newly-bedecked document to unveil before an adoring public of perhaps twenty bemused citizens. All of them equipped with an arsenal of axes and just twitching with excitement over the whirr-whirr of the grinding wheel.

AS THE SAYING GOES, "IF I DIDN'T LAUGH I'd bust out crying." Participants in this 19th century style olio have enough villains to hiss at to drown out a leaky steam pipe. Heroes and villains are almost interchangeable, depending on your stance. All that's missing is a golden-tressed heroine trussed to the railroad tracks awaiting the 8:19 out of Willits. God knows, each side has tried to patch a heroine together to elicit public sympathy and sell more tickets, but the fire that keeps a box office hot bears closer resemblance to a damp cardboard match. The antagonists, protagonists and contagonists are hot under the collar. But preliminary restraining orders, temporary injunctions and whatever other bits of legal jargon lawyers toss on the woodpile have not drawn crowds out on the street with flaming torches held aloft, like an early "Frankenstein" movie, looking for a castle to ignite. It's pretty heavy coffeeshop conversation, and thus only sporadically thrown in to shorten the lulls between Giants/49'ers and Zsa Zsa/Tammy Faye.

PERHAPS THE REALIZATION IS SETTling IN that all this clamor and beating of washtubs with ballpeen hammers is pretty petty stuff when the Big Picture is unscrolled. Peering over the horizon and eyeing Sonoma County is a young family with maybe one or two kids, some money stashed away in an S&L shoebox and looking for a 3br-2ba slot with schools, shops and parks nearby. Multiply this tableau by a thousand or so, add in all the tots and teens already here who're thinking it's a good place to stay when they grow up, and you have a recipe for the future that restraining orders or temporary injunctions cannot touch. Multiply the thousand or so by ten, twenty or more years and you have that one syllable word g-t-o-w-t-h, tooling along in this direction like a fast-moving glacier.

IT'S NOT EXACTLY THE RE-ARRANGING of deck chairs on the Titanic scenario. Those holding shopping lists to storm the doors of the Price Club will have to wait a few more months. Ditto the traveler looking for sacktime in a snug-a-bed motel and a fern-draped restaurant for breakfast in the city's northwest corner. There's no doubt these bits of construction will take place. Plus a lot more. Put in this perspective, the Sierra Club suits and the city's clip, paste and rewrite surgery on the General Plan in response resemble pebbles in the glacier's path.

THOSE IN THE TRENCHES CHECKING their ammo belts and tightening sombrero chinstraps will find little solace in this sort of philosophy. Seize the moment. Truth and justice will prevail and all that. Select your villains and bellow out a few choruses of "Hiss Away, Hiss Away, Hiss Away, Gen'ral Plan." It's tough to pick out the bad-dies for all sides are fitted with both black and white hats, but there's a preponderance of black ones on the city side. Cobwebs on General Plans are a no-no in California where environmental awareness has been refined to an art that would make construction of a deep space probe a Tinkertoy project.

THE CITY WILL RESOLUTELY GO AHEAD and update its GP and eventually everything will get back on track with a deeper respect for the other side from an-, pro-, and contagonists. But will someone please keep an eye on that glacier? Like it or not, some preparation will have to be made for its human contents.

GUEST COLUMN

by Paul Stutrud

Council forces the hand of 'outsiders'

The editorial by Bill Haigwood Sept. 27, "A few words on growth," makes it sound as though the Sierra Club is trying to stop growth dead in its tracks for Rohnert Park. I think this is a distorted depiction of the intentions of the Sierra Club and the purpose of its lawsuit. It also appears to be an opinion based on a very narrow view of the realities of the law, of the real conditions within Rohnert Park, Sonoma County and the entire state.

The state and almost every city and county are being overwhelmed with the problems of growth. Water is one of the most important problems, followed by sewage and garbage disposal and traffic congestion. It is estimated that within 10 years there will be no more land available for garbage disposal. Water is another very serious problem and it is something we are having a problem with right here in Rohnert Park and Sonoma County.

In Solano County, in another "growth" area, one city had made a series of project approvals only to find out they had run out of water capacity. Projects that were started had to be stopped. Permits that had been issued have been rescinded and a number of lawsuits are being filed by homebuyers and developers. A 40-year moratorium on construction has been imposed.

Marin County is in a similar situation and long-term moratoriums may become a common occurrence as water becomes a scarce and expensive commodity.

What about the traffic problem? What is it going to take to make the planners and decision makers realize that something drastic is going to have to be done? Look at 101 right now. Look at what happens when one car stalls or a truck jack-knifes. What would happen in case of a real disaster? Imagine a plane crash on Highway 101 near Gness Field in Novato during the commute hours. Or the inevitable earthquake. What happens if it occurs during commute hours or even any other time and people take to the roads?

These are major considerations of general plan planning. Within the city limits of Rohnert Park there are similar impacts on a small scale but with just as important effects. The purpose of a general plan and the process to develop one is to try to anticipate and mitigate problems. It is also to make plans to improve and enhance the existing environment. There is no way the five City Council people are going to know everything that is on everyone's mind from section to section. The general plan revision process, if it is done correctly, will bring out many things that would not normally be addressed.

Unfortunately, there seems to be an attitude problem that what has been going on in Rohnert Park is OK and there is no reason to change it. This attitude is exactly the reason Novato was sued, Mendocino County was sued and dozens of other lawsuits have been filed and won from one end of the state to the other.

If the City Council will not listen to what needs to be done and insists on "doing things as usual," they are going to force the law and outsiders to tell them what to do.

Paul Stutrud is a Rohnert Park resident.

RP plans citizen survey

General Plan update topic of questionnaire

By JUD SNYDER

City Hall's in the midst of preparing a questionnaire that will be mailed to all residents asking their opinions on Rohnert Park's General Plan update procedures and what plan elements need additional work or re-writing. Joe Netter, assistant to the city manager, said Thursday, "Nothing's set in

concrete; we're just on the first draft and it needs some refining."

Netter said staffers working on the community survey had "30 or 40 questions" drafted but these would "be condensed" to a lesser amount. Plans call for a self-addressed, stamped mailing piece so no postage would be required to send it back.

The City Council will get a look at the proposed survey when it meets Tuesday at 7 p.m. in City Hall. It's part of a General Plan agenda item that also includes a status report on updating progress and a suggested timetable for public meetings. Ever since the Sierra Club was granted an injunction to block further construction of commercial projects near the Wilfred Avenue overpass, the city's plan has become Topic A among council members.

The Sierra Club's suit claims the city's General Plan is inadequate

and obsolete, badly in need of updating and bearing little resemblance to the needs of the community in 1989. The council then instructed City Manager Pete Callinan, City Engineer Ron Brust and Planning Director Paul Skanchy to come up with recommendations for updating elements of the plan with the help of staff members. Their recommendations will go to the Planning Commission for public hearings and discussion, and then on to the City Council for more public hearings. These

See RP, Page 2

RP

From Page 1

series of public hearings will be discussed Tuesday night.

City Attorney John Flitner will provide the council with an update on the Sierra Club's lawsuits, which now number two.

The club's attorneys won a temporary restraining order from Superior Court Judge Laurence Sawyer to block construction of the Price Club shopping center planned for a 27-acre site west of K Mart on Rohnert Park Expressway. This follows by less than two weeks the temporary injunction granted to the club stopping construction in the 78 acres near Wilfred Avenue overpass. Sawyer allowed construction of Roberts Lake Road from Golf Course Drive north to South Santa Rosa Avenue to proceed, plus a motel and gas station/convenience market on the west side of the freeway, but that's all. A hearing on this injunction will be held Nov.

1 when it could be lifted or be turned into a permanent injunction. A second hearing on the Price Club restraining order will be held Oct. 24.

Sierra Club lawyers contend a 1973 environmental impact report turned in for the Price Club area is obsolete and not "site specific."

Councilman Eck calls it 'terrible' Survey on General Plan criticized

By JUD SNYDER

A "Citizen's Survey" to be mailed out to 13,000 households in Rohnert Park later this week came in for some harsh criticism at last night's City Council meeting.

"It's a terrible survey," said Councilman Dave Eck. "You're not going to get anything out of it. Who wrote it? Did we get professional help?"

"I wrote it," said Assistant to the City Manager Carl Eric Leivo.

"This is the same sort of survey we used to have in the city newsletter that drove me up the wall," said Eck. "It's loaded with words that cancel each other out."

Councilwoman Linda Spiro came to Leivo's defense. "There's plenty of room for comments on this survey."

"You'll just get random comments back," said Eck. "I'd rather spend the money to get a real live survey." He suggested hiring professionals like Clarice Stasz who has done work for the city in this area. But City Manager Pete Callinan said Stasz was "no longer in the survey business."

"Is this survey any different than public hearings?" Councilman Warren Hopkins asked.

Eck contended that reliance on a non-professional survey would

"relying on invalid evidence."

Leivo said he's done surveys of this type for other municipalities and they worked.

RP resident Harvey Bell said on typical survey responses the returns are less than one percent or as high as four or five percent and wondered if this response was enough to base a General Plan update on.

He also criticized the methods approved by the council in the update process: "The public input on this focuses on it after the update has been developed, not input by the people first," he suggested a series of "neighborhood small

meetings" to get opinions first.

"Then you're building a General Plan the people helped build," Bell said.

He also wondered if the city had a copy of the guidelines on GP updates as laid out by the state Office of Planning and Research.

Callinan said the city has a copy of the guidelines. Vice-Mayor Art Hollingsworth said, "The staff has read both the law and the guidelines." Callinan wryly noted, "The law is 24 pages long and the guidelines are more than 220 pages."

It will cost the city 11 cents to
See SURVEY, Page 7

SURVEY

From Page 1

mail out the 13,000 survey forms which do not require postage to send back to City Hall. Each returning form will cost the city 25 cents.

The forms have a total of 35 questions which have spaces for "Strongly Agree, Agree, Disagree, Strongly Disagree" and "No Answer." Space is also provided for "General Comments."

Included at the bottom of the

form is a paragraph that says, "The City of Rohnert Park has little control over many facts. One very important fact is the limited capacity of the area wastewater treatment plant. The City has agreed to limit residential construction until expanded treatment plant capacity is available in the mid 1990's. As a result, several development and growth issues are not addressed at this time. These issues can be thoroughly addressed over the next five years."

It also urges citizens to attend the Town Meeting to be held Sunday Oct. 29, from 2 to 5 p.m. in the Community Center.

Bell questioned the timing of the meeting on "a holiday weekend. Is this trick or treat?"

Town Meeting on GP update Sunday Oct. 29 in ComCenter

By JUD SNYDER

The first public meeting to hear comments about Rohnert Park's General Plan updating will be held in the Community Center Sunday afternoon Oct. 29, from 2 to 5 p.m. Billed as a "Town Meeting," it will follow close on the heels of a survey of community opinion concerning the city's future which will be mailed out later this week and has an Oct. 25 deadline to get answers back to City Hall.

This emerged at last night's City Council meeting when Assistant to the City Manager Carl Eric Leivo put a proposed schedule of public hearings before the council.

Early in November, comments from the public will be blended with research accomplished by City Hall staffers to produce a "draft General Plan document," said Leivo. This then requires a 45-day review period under state law guidelines. Next step is a series of public hearings before the Planning Commission so more citizen comments can be heard plus recommendations from the planners.

All this will then be collected and passed on to the City Council for more hearings in late December and early January. By January 10, the updated GP should be ready for distribution, according to Leivo's timetable.

At last night's meeting, assurances were made from City Manager Pete Callinan and Councilman Warren Hopkins that there would be plenty of opportunities for "public input" on the revised GP.

"Our intent is to let everyone speak," said Hopkins.

"There'll be more people protesting our General Plan from outside the city than people who live here," said Hopkins. "Most people who live here are saying, 'Right on, guys!' We're happy with Rohnert Park."

EDITORIAL—

Citizen survey on track

We're pleased to learn that Rohnert Park is preparing a questionnaire to be mailed to all residents asking for opinions on an update of Rohnert Park's General Plan. Though the questionnaire is only in draft form, it's an excellent beginning as the city plays catch-up in an effort to revise a plan which dates back to 1973. Currently, the city's future development in the northwest has been blocked by a Sierra Club suit alleging that Rohnert Park's General Plan is inadequate and out-of-date. The Sierra Club and its supporters have indicated they'd like all development stopped in Rohnert Park until a new General Plan is in effect.

The city's questionnaire would be self-addressed and stamped so that no postage would be required to return it. It's a clever way to get wide input on planning questions and to help set the agenda for future growth decisions. But it's only a beginning. While we certainly don't agree with the Sierra Club that all development in Rohnert Park must cease, we recognize the need for an updated General Plan which incorporates the views and values of the city's residents.

Baseball bragging rights

Bay Area baseball fans can be excused for excitement bordering on delirium during the next week or so as the Giants and Athletics battle in the World Series. Many of us have followed the rising and falling fortunes of these two clubs for many years, every once in a while having one of them to root for in the playoffs and series. But to have them both pennant winners in the same year is truly a dream come true.

You have to go back to the mid-'50s and the legendary battles between the Brooklyn Dodgers and New York Yankees to recall a time when two teams from the same urban area ended up playing for a championship. We're not certain what it means, but it's a baseball moment to be savored and enjoyed. It may be just a little harder than usual for some of us to remain calm and focused. Baseball heaven is like that. Please bear with us. It will be over soon.

—Bill Haigwood



LETTERS

Wednesday, October 11, 1989
Rohnert Park-Cotati Clarion

SIERRA CLUB 'CULT'

Editor:

As a longtime resident of Rohnert Park I and many of my friends and neighbors resent the Sierra Club and its cult members like Harvey Bell trying to impose his philosophy on us. If we wish to change our city's direction we will vote for it and don't need Johnny-come-lately's demands.

It's amazing to me that a judge would usurp the voters' rights to appease some well-heeled self-proclaimed experts. If I were the judge I would hold Harvey and his cult responsible for the thousands of dollars of lost sales taxes they are costing our city.

I have a retired PG&E friend who can obtain a section of telephone pole and another in the roofing business who can provide the tar and I have plenty of sources of chicken feathers. Oh how I long for the good ole days when we could ride 'em out of town on a rail!

Frank H. Gilman
Rohnert Park

OPEN SPACE DISTRICT

Editor:

Sonoma County citizens have a continuing concern about preserving the beauty of nature. The public repeatedly expresses resistance to development which deprives them of familiar and pleasing vistas. In response to that concern, the Board of Supervisors adopted the Sonoma County General Plan which has identified areas of special visual and environmental value in the county. The General Plan recommends the creation of an Open Space District as a means of implementing these resource conservation goals.

On Sept. 19, the Board of Supervisors took the first step in the

process to create an Open Space District in Sonoma County. The next step is to appoint an advisory committee to recommend policy, procedures and funding mechanisms for the district consistent with state law and the open space and agricultural elements of the General Plan.

The committee will have the following representation: 10 members from the general public (two from each supervisorial district), five members from the agricultural community, five members from the environmental community, five members from the business community, one member from the Mayors and Councilmen Association, one member from area Chambers of Commerce and one member of a bicycle club.

Any citizen who is willing to serve the community on this committee may call for further information to 778-7578 or send a letter of interest and resume to Jim Harberson, Co-Chair Sonoma County Open Space Committee, Board of Supervisors, 575 Administration Drive Room 100A, Santa Rosa 95403.

James L. Harberson
Second District Supervisor



OVERHEARD

by Jud Snyder

Wednesday, October 18, 1989
Rohnert Park-Cotati Clarion

It's our turn for a piece of the action

SUPPOSE THE GUY IS RIGHT? I mean, just suppose Councilman Warren Hopkins zeroed in on the Big Answer when he said, "There'll be more people from out of town at these meetings (General Plan update) than people who live here. The people who live here are happy with the way the city's going." Hopkins implied the residents are willing to sit on their hands and watch the world go by just as long as conditions don't intrude in their daily doings and the proper amenities of a planned city remain in place. Well, shoot, that sounds more like apathy to me.

AND WHAT ABOUT THE OUT OF TOWN people Hopkins alluded to? Will they show up in droves and outnumber the locals? Will they be leaping to their feet at these GP public hearings, yammering, gesticulating and pointing out the directions that should be taken in the GP update process? That would be a helluva note. But I doubt it will happen because the chief complaint from the Sierra Club folk has been the inadequacy and overall sorry condition the GP's in. Besides, they're liable to be hooted down if they stray off the target and start telling localites what to do next, growth-wise. Rohnert Park's absorbed a bushel of bum raps from out-of-towners the past few years. They should be reminded that municipal xenophobia around here lies pretty close to the surface.

ONE THING WE SHOULD REMEMBER is that this is only an update of the existing GP. What's coming up is a series of meetings and workshops to bring it up to 1990 levels. It's not a flat-out, set in concrete chart for the city's future. Oh, there'll be some penciled-in squiggles laying out future directions. But in a volatile, fast-growing county like Sonoma, these guidelines have a tendency to be blurred and scribbled in another direction to adjust to the winds of change. We have plenty of examples in other cities hereabouts. To come to these public hearings expecting to see a wondrous blueprint emerge, detailing the city's next 50 years in pretty pastel tints and neat little printed notations here and there, indicates a strong belief in the Tooth Fairy. You see, each city is allowed four amendments a year to its GP and any one of the four could wring the bejeezus out of the GP and change its contours like a magnet swung under a dish of iron filings.

GETTING BACK TO CURRENT EVENTS, the city and the coun-

cil have been whipsawed back and forth with lawsuits, restraining orders, injunctions, commands to cease and desist and all sorts of legal orders from a variety of sources, 99 percent of them outsiders. Not only the Sierra Club, but the Dept. of Fish and Game, Sonoma County Water Agency, U.S. Army Corps of Engineers and county Dept. of Public Works have flailed about with their flensing knives to work on the city. It's getting so you need an outside expert just to keep track of all the agencies that want a piece of the regulatory action.

MAYBE IT'S WISE TO SET UP AN AD HOC committee that would serve as an advisory body after the GP is updated. It could meet quarterly and check on the GP to make sure it's in tune with all the bureaucratic tune-callers on the county, state and federal level. Then it could be called in for consultation whenever a GP amendment comes up for debate and action. This ad hoc panel could be a cross-section including, for starters, Assistant to the City Manager Carl Eric Leivo. The big guy from Kansas has a lot of experience in this arcane field. Add in a middle level professor or two from Sonoma State U's environmental, urban planning or geography departments, a business and/or residential developer, and a couple of citizens with down-home expertise. This could be a watchdog and consultation committee with powers to compile recommendations that have some clout. A few years of this type of operation should keep the city's GP up to legal expectations.

BUT IT'S REALLY TIME FOR THE PEOPLE to take the initiative. City Hall denizens and the City Council are busy fending off blows and rushing about covering their tushes. The first step should be an outpouring at the Sunday Oct. 29 meeting at 2 p.m. in the Community Center. This should set the tone and put the reins in the hands of the people who're most affected by all this legal dueling. A solid bloc of vocal residents to grab the initiative and propel this update process in the right direction is urgently needed.

THERE'RE REALLY NO EXCUSES. The 49'er-New York Jets NFL game is back on the East Coast and will be over by the time the public hearing starts. Besides, you'll have an extra hour of sleep to prepare for this Sunday meeting since it's the first full day of Pacific Standard Time. This public meeting carries an awful lot of weight. Not only with the people who live here, but those on the outside who're gleefully awaiting the city to fall flat on its face and let them tromp up and down its spinal column.

Quake shakes up RP council schedule

By JUD SNYDER

Rohnert Park's City Council will meet Tuesday in a session they originally weren't supposed to have. But the Oct. 17 earthquake changed that all around.

The League of California Cities had scheduled their annual conference in San Francisco next week (this, naturally, has been postponed) and a cross-section of City Hall administrators and City Council members were planning to attend. At the Oct. 10 council meet-

ing, it was decided to cancel the Oct. 24 meeting, hold a special session Nov. 7 if needed and then the regular Nov. 14 session. Now, it's back to the pre-conference, post-earthquake schedule.

The council's business will begin with a closed door executive session to discuss litigation, personnel and real estate matters at 5 p.m. They'll take a break for supper, and then go back behind closed doors for a 30-minute session at 7. The public meeting begins at 7:30.

City Attorney John Flitner will update the council on the Sierra Club lawsuits challenging the environmental impact report on 78 acres in the city's northwest corner, the approval of the Price Club shopping center on Rohnert Park Expressway and the city's General Plan. Flitner will also talk about these litigation matters during the public meeting in probably more circumspect details than his comments to the council in closed sessions.

Also involved will be City Engineer Ron Brust who's the "point man" in the U.S. Army Corps of Engineers' contention that work on extending The Expressway west to Stony Point Road does not have proper approvals from the Army.

On the General Plan update process, the council will be hearing a status report on the first town meeting Oct. 29 in the Community Center which is scheduled for 2 p.m.

See COUNCIL, Page 2

COUNCIL

From Page 1

Penciled in for an 8 p.m. discussion is the Community Outreach Service program which received a start-up grant of \$100,000 from city funds. Originally pushed by Councilwoman Linda Spiro, Tuesday's discussion will center around a job description and pay schedule for the actual on-site personnel who

will be managing the program. The program will be located in the Odding Center at 100 Enterprise Drive once Codding Enterprises staff workers and offices are moved to their new location now being built on Redwood Drive south of The Expressway.

On a lighter note, the council will be looking at a proposed tile mural for the men's spa in the Sports Center. Created by Nancy Teas of Rohnert Park, two versions of the mural were drawn: one with a "nude" female figure with long hair, and one without the figure. The Parks and Recreation Commission turned down the version with the figure, but the council can override this decision if it so chooses.

The council will also be discussing the configurations and amenities that should be included in a new municipal park in the M Section. This will be built adjacent to the elementary school with portable classrooms which is planned for a September 1990 opening.

Other items include an update on Sonoma County transportation plan progress, a report on the new Benecia recreation building now in construction on Santa Barbara Drive and a presentation of another Pedestrian Safety Award from the CSAA.

City Manager Pete Callinan will report to the council on a series of matters. One of them involves a request from senior citizen groups for discounts on water, sewer and garbage rates. He will also be apprising the council on the cramped office conditions in City Hall.

ROHNERT PARK - COTATI CLARION

VOL. 50, NO. 85

TWICE A WEEK — WEDNESDAY AND FRIDAY

35¢ A COPY

WED. OCT. 25, 1989

Decision due Nov. 1 on both Sierra Club lawsuits

Attorneys confab Oct. 26; Town Meeting Oct. 29

By JUD SNYDER

Superior Court Judge Laurence Sawyer postponed a scheduled Oct. 24 hearing on the Sierra Club's suit against the Price Club shopping center in Rohnert Park and combined it with a scheduled Nov. 1 hearing on the club's lawsuit against further development in the city's northwest corner. Both cases already have injunctions and temporary restraining orders blocking further construction.

In both court orders, alleged inadequacies in the city's General Plan and faulty or obsolete Environmental Impact Reports for the 78 acres near Wilfred Avenue over-

pass and the Price Club site on RP Expressway West, were targets of the Sierra Club's actions.

Until that Nov. 1 court date, two other related events will take place. Thursday Oct. 26 at 10 a.m., attorneys from both sides will meet in Rohnert Park. City Attorney John Flinter's office in Santa Rosa for a "settlement conference." According to Flinter, this is required by law "to see if there's a way to resolve the dispute" before the court date.

"Based on past responses, I'm not too optimistic," said Flinter.

Asked about Judge Sawyer's

delay on a decision on the Price Club temporary restraining order, Flinter said, "It seems the best way to handle it; there've been a fair number of papers filed on both of them."

Then Sunday Oct. 29, from 2 to 5 p.m. in the Community Center, a town meeting will be held to nail down citizen involvement in the General Plan updating process.

"It will be a three-part program," said Assistant to the City Manager Carl Eric Lelvo. "First will be welcoming words and introductions followed by small group work ses-

sions (on GP elements) and then we'll have reports from each small group. There will be no pre-conceived agendas."

Lelvo also said the survey forms going to each residence will be mailed out today, Wednesday. "The survey results and comments from Sunday will be incorporated into a draft General Plan."

It was also revealed at last night's City Council meeting that Mayor Charlie Cochran asked the Sierra Club Executive Committee if he could and talk before them. "They said 'no' because of the

pending litigation," said Cochran. "I expect they'll be nervous about scuttling it in conference (the Thursday meeting in Flinter's office)."

In another development at last night's council meeting, they approved a slightly revised parcel map for the Price Club shopping center on a 5-0 vote. This was not on the agenda and was brought up as an "emergency item," which was also OK'd unanimously.

"As long as there's no development you have the right to give approval," said Flinter when ques-

tioned about the legality of approving a parcel map.

The Sierra Club lawsuits drew an angry response from Jerry Kohler, former Cotati police chief and a member of Rohnert Park's Mobilhome Rent Appeals Board. Speaking during unscheduled public appearances, Kohler noted the "Sierra Club newsletter is asking for donations from us as they can sue us...they think only their views on conservation should apply and we should live our lives the way they see it."

"I think the Sierra Club has a hidden agenda," added Kohler. "They want to wake us up and they did."

★ ★ ★ TOWN MEETING ★ ★ ★

When you're a citizen of a city, you're also a co-owner. You have an equal say in how the city is managed and you receive an equal share of benefits from living and conducting business in that city.

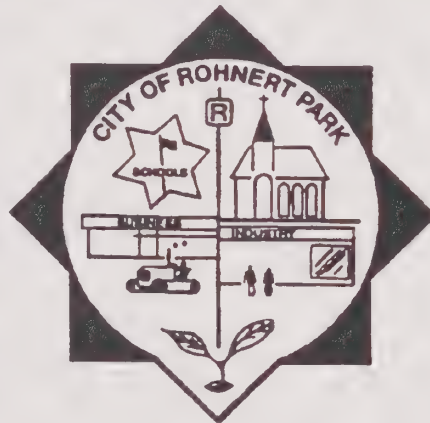
With ownership comes responsibility. Rohnert Park needs your ideas, your insights, your direction.

WHAT BLUEPRINT FOR THE FUTURE SHOULD THE CITY FOLLOW?

If you've got answers, City leaders have arranged to hear them. Just attend the ...

1989
ROHNERT
PARK
TOWN
MEETING

SUNDAY,
OCTOBER 29
2:00 P.M.
MULTI-USE
ROOM,
COMMUNITY
CENTER
5401 SNYDER
LANE



Meeting in RP on general plan update

By MIKE MCCOY
Staff Writer

ROHNERT PARK — Rohnert Park will hold a town meeting this Sunday to update its 1973 general plan, a document city leaders will attempt to defend in court as adequate only three days later.

"This is a pre-general plan meeting to get the goals of what people want," Carl Leivo, assistant to the city manager, told the City Council on Tuesday.

The one-day session, which begins at 2 p.m. at the Community Center, will begin with an introduction and group discussions, and end with groups reporting on what they think the city's priorities should be, Leivo said.

The city also expects to begin today mailing nearly 13,000 questionnaires to residents. The questionnaires will ask them their opinions of how the city should develop, particularly over the next five years.

On Wednesday, the city will battle the Sierra Club in court over the club's contentions that Rohnert Park is violating state law by approving projects based on an out-of-date general plan.

Some criticism, largely from members of the Sierra Club, has been leveled at the city for its attempt to update its general plan by January when it's taken some other Sonoma County cities two to three years to complete their revisions.

sions.

Sierra Club member Harvey Bell, a co-plaintiff against Rohnert Park, has helped launch a citizen's group called "Concerned Citizens for Rohnert Park," which is attempting to drum up interest in the review.

In a four-page letter mailed to 1,000 selected residents "who have expressed an interest in protecting our environment and our quality of life," it urges recipients to attend Sunday's meeting.

It also suggests recipients become involved in the longer-range review and urges them to write letters to council members expressing their views on how the city

should develop.

Bell said many of those 1,000 people contacted include those who signed a ballot initiative two years ago to stop the city's annexation of 205 acres now planned for more than 1,300 homes. The initiative "fell a few signatures short" to qualify, Bell said.

Some Rohnert Park officials said their fast-track plan is being forced on them because of the two Sierra Club lawsuits filed over the past two months.

The City Council, however, was warned by City Attorney John Filtner in September, 1988 that the general plan could face a successful legal challenge to its adequacy.

Tentative pact reached on Sierra Club vs. RP lawsuits

By JUD SNYDER

A tentative agreement has been reached between the Sierra Club and the City of Rohnert Park which left RP Mayor Charlie Cochran "very encouraged." If the club's executive committee approves the agreement, "it should end the litigations," said Cochran.

Restraining orders and injunctions granted to the Sierra Club have blocked future development in 78 acres in the city's northwest corner and also stalled work on the Price Club shopping center on RP Expressway west at Labath Ave.

A hearing and possible action on these lawsuits is scheduled for

Wednesday Nov. 1 by Superior Court Judge Laurence Sawyer. If both sides agree to the tentative compromise, there's an excellent chance this hearing will be cancelled. According to one of the participants, it's possible the Sierra Club's executive committee could FAX a response back to the city as early as today or possibly Monday.

The settlement conference, as required by law, was held in City Attorney John Flitner's office Thursday morning. Attorney Trent Orr represented the Sierra Club plus a club officer from the Sonoma County branch. Cochran and City Manager Pete Callinan

represented the city; builders and developers Don Davis and Jimmie Rogers represented their side of the dispute.

"We used this meeting as something more than just a legal requirement," said Cochran. "We talked quite freely about the advantages and disadvantages of each other's positions. Both sides acknowledge the other has good arguments and we made no admissions about deficiencies in our General Plan. Both sides made concessions.

"If their executive board agrees to the tentative agreement, we'll indicate to the judge (Sawyer) that

we have reached a tentative settlement. It looks OK to me and it looks OK to Pete (Callinan)," said Cochran. "It's only a verbal agreement and the attorneys are drawing up the (written) agreement now.

"There wasn't a bit of animosity, no one was locking horns."

Flitner said, "I really can't comment, enlarge or improve on what the mayor said." When asked if a judge has to approve any tentative agreement, he said, "Customarily, they're reviewed by the judge just as a matter of legal principles."

Attempts to reach a Sierra Club spokesperson were fruitless Thursday night.

New citizen action group formed

By JUD SNYDER

A new group has been formed called Concerned Citizens for Rohnert Park and their first step is urging people to attend the Oct. 29 "town meeting" in the Community Center from 2 to 5 p.m.

"We are a group of your neighbors concerned about plans for our city and the possibility of severe negative impacts due to inadequately planned development," said a letter addressed to "Dear Neighbor."

The group's officers are Harvey Bell, president; Jake MacKenzie,

vice president; Coralia Serafim, treasurer; and David Van Nuys, secretary.

Bell joined with the Sierra Club in filing suit against the city because of what they claimed was an obsolete General Plan and inadequate environmental impact reports dealing with 78 acres in the city's northwest corner and the Price Club shopping center location west of the freeway. Bell's Lindsay Avenue address and phone number are used as headquarters for the new organization.

Their six-page packet apparently

mailed to "about 1,000 people who have expressed interest in protecting our environment and quality of life" cites the group's concerns.

Bell said most of the 1,000 names came from a failed petition drive of two years ago that was aimed at stalling the annexation of 205 acres south of East Cotati Avenue and north of Hewlett-Packard. The rest are Sierra Club members in both cities.

"Most people aren't expressing their opinions," said Bell. "But people are calling me all the time here at home and I tell them now they have an opportunity to speak — at the Sunday meeting."

"Our ultimate goal is to build a more informed and involved citizenry. What we're interested in is protecting our environment and getting people involved in the process. The city has to be responsive to its community members, not just developers."

★ ★ ★ TOWN MEETING ★ ★ ★

When you're a citizen of a city, you're also a co-owner. You have an equal say in how the city is managed and you receive an equal share of benefits from living and conducting business in that city.

With ownership comes responsibility. Rohnert Park needs your ideas, your insights, your direction.

WHAT BLUEPRINT FOR THE FUTURE SHOULD THE CITY FOLLOW?

If you've got answers, City leaders have arranged to hear them. Just attend the . . .

**1989
ROHNERT
PARK
TOWN
MEETING**

**SUNDAY,
OCTOBER 29
2:00 P.M.
MULTI-USE
ROOM,
COMMUNITY
CENTER
5401 SNYDER
LANE**



CITY OF ROHNERT PARK

6750 Commerce Boulevard
Rohnert Park, Sonoma County, California 94927
Telephone 795-2411

NEWS RELEASE

ROHNERT PARK HOLDS TOWN MEETING

ROHNERT PARK CITY LEADERS WANT TO HEAR FROM PEOPLE WITH ANSWERS. THE CITY WILL CONDUCT A TOWN MEETING THIS SUNDAY, OCTOBER 29 STARTING AT 2:00 P.M. THE MEETING WILL BE HELD IN THE MULTIUSE ROOM AT THE COMMUNITY CENTER, 5401 SNYDER LANE.

THIS IMPORTANT MEETING WILL FOCUS ON THE FUTURE OF ROHNERT PARK. SHOULD THERE BE MORE RETAIL STORES? SHOULD THE RAILROAD THROUGH THE CITY BE USED FOR COMMUTER RAIL SERVICE? SHOULD ROHNERT PARK HAVE MORE LOW INCOME HOUSING?

CITIZENS WILL HAVE THE OPPORTUNITY TO DISCUSS THESE AND ANY OTHER ISSUES THAT THEY WISH TO RAISE. THE ISSUES RAISED BY CITIZENS AND THE PRIORITY GOALS AGREED UPON, WILL HELP FRAME REVISIONS OF THE ROHNERT PARK GENERAL PLAN.

THE TOWN MEETING WILL BE ONE PHASE OF AN EXTENSIVE PUBLIC PARTICIPATION PROCESS. ALREADY A CITIZEN'S CANVASS HAS BEEN MAILED TO OVER 13,000 MAILING ADDRESSES IN THE CITY. RESULTS OF THE CANVASS AND THE TOWN MEETING WILL BE INCORPORATED INTO A DRAFT GENERAL PLAN. THE DRAFT PLAN WILL BE REVIEWED DURING SPECIAL PUBLIC MEETINGS HELD BY THE PLANNING COMMISSION IN NOVEMBER AND THE CITY COUNCIL IN DECEMBER. TWO FORMAL PUBLIC HEARINGS WILL BE HELD AROUND THE FIRST OF THE YEAR. THIS SCHEDULE MAY BE EXTENDED IF ADDITIONAL PUBLIC MEETINGS ARE NEEDED.

THE CITY COUNCIL INTENDED TO UNDERTAKE A REVIEW OF THE GENERAL PLAN THIS FISCAL YEAR. EXTRA FUNDS WERE BUDGETED FOR THE PROJECT. THE CITY HAS HAD TO SPEED UP THE PROCESS BECAUSE OF TWO RECENT LAW SUITS FILED BY THE SIERRA CLUB AND HARVEY BELL.

DATED OCTOBER 23, 1989



APPENDIX II

1989 CITIZEN CANVAS

To help determine public sentiment on several General Plan issues, the City distributed a Citizen's Canvas (see form). The Canvas was distributed to every mailing address in Rohnert Park, more than 13,500. Each mailing address was also supplied with a postage paid return envelope. Citizens returned 4,096 forms.

City staff tabulated the responses to survey ideas. In addition, the survey included space for comments. Many respondents listed comments and City staff has prepared a listing of those comments.

ROHNERT PARK CITIZEN'S CANVASS

WHAT BLUEPRINT FOR THE FUTURE SHOULD THE CITY FOLLOW?
HOW CAN ROHNERT PARK CONTINUE TO BE AN EXCELLENT PLACE TO LIVE?
COMMUNITY LEADERS WANT TO KNOW YOUR OPINION!

Community leaders are planning for the next several years. They want to know what you think. Do you strongly agree, agree, disagree, or strongly disagree with the following statements? Please mark the proper spaces.

Please complete the canvas and return it by October 25th to City Hall. If you use the enclosed envelope a stamp will not be needed.

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Answer
	=====	=====	=====	=====	=====
***** LAND USE *****					
1. Rohnert Park should have more stores.	_____	_____	_____	_____	_____
2. There should be more light, non-polluting industry.	_____	_____	_____	_____	_____
3. The City should limit the pace of growth.	_____	_____	_____	_____	_____
4. The eventual City population should be between 40,000 and 50,000.	_____	_____	_____	_____	_____
5. The eventual City population should be between 50,000 and 60,000.	_____	_____	_____	_____	_____
6. The community should have a privately owned recreational vehicle storage lot.	_____	_____	_____	_____	_____
7. The City is doing an acceptable job of planning.	_____	_____	_____	_____	_____
***** TRANSPORTATION *****					
8. U.S. 101 should be widened to six lanes.	_____	_____	_____	_____	_____
9. The Rohnert Park Expressway bridge over U.S. 101 should be widened to accommodate added traffic lanes.	_____	_____	_____	_____	_____
10. There should be commuter rail service on the railroad that bisects Rohnert Park.	_____	_____	_____	_____	_____
11. I would use commuter rail service at least once a week, if it were available.	_____	_____	_____	_____	_____
12. Bus service should be expanded.	_____	_____	_____	_____	_____
13. I ride the bus at least once a week.	_____	_____	_____	_____	_____
14. I would ride the bus at least once a week if service were expanded.	_____	_____	_____	_____	_____
***** HOUSING *****					
15. The appearance of homes and yards in some sections of the City need to be improved.	_____	_____	_____	_____	_____
16. There should be a balance between the number of jobs and homes in Rohnert Park.	_____	_____	_____	_____	_____
17. Rohnert Park should have a shelter for the homeless.	_____	_____	_____	_____	_____
18. Rohnert Park should have more low income housing.	_____	_____	_____	_____	_____
19. Rohnert Park should have more "up scale" housing.	_____	_____	_____	_____	_____
20. New housing in Rohnert Park should primarily meet the needs of middle income households.	_____	_____	_____	_____	_____
21. Apartments should be allowed to convert to condominiums.	_____	_____	_____	_____	_____
***** NOISE *****					
22. Noise is a problem in Rohnert Park.	_____	_____	_____	_____	_____
23. U.S. 101 is the most serious source of noise.	_____	_____	_____	_____	_____
24. Construction projects are the most serious sources of noise.	_____	_____	_____	_____	_____
25. Noise in neighborhoods from such things as barking dogs, vehicles, & radios is the most serious noise problem.	_____	_____	_____	_____	_____
26. Noise would be major reason why commuter rail service should <u>not</u> run on the railroad that bisects Rohnert Park.	_____	_____	_____	_____	_____

===== CONTINUED ON THE BACK =====

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Answer
	=====	=====	=====	=====	=====
***** CONSERVATION *****					
27. The City should do more to urge water conservation.	_____	_____	_____	_____	_____
28. I intend to fully use the new recycling program.	_____	_____	_____	_____	_____
***** OPEN SPACE *****					
29. The City should build additional walkways and bike paths.	_____	_____	_____	_____	_____
30. The community should have a third golf course.	_____	_____	_____	_____	_____
31. Roberts Lake (between U.S. 101 and the Red Lion Inn) should be developed into a permanent recreation lake.	_____	_____	_____	_____	_____
32. Some recreation use should be made of the land south of the Rohnert Park Stadium (west of U.S. 101).	_____	_____	_____	_____	_____
33. The community should have a large (50 acre or more) park.	_____	_____	_____	_____	_____
34. The community should have a softball complex with at least four fields.	_____	_____	_____	_____	_____
35. A greenbelt should be established around Rohnert Park.	_____	_____	_____	_____	_____
***** SAFETY *****					
36. The City should do more to advise people about fire, earthquake, and flooding safety.	_____	_____	_____	_____	_____
37. The City should help households dispose of toxic waste.	_____	_____	_____	_____	_____

=====

Please list the numbers (1 through 37) of the five statements that you believe are most important.

=====

*** *** *** ***

=====

General Comments: _____

To help us know what types of people fill out this canvas, please answer the following questions.

A. What neighborhood do you live in?

___ A ___ B ___ C ___ D ___ E ___ F ___ G ___ H ___ J ___ L ___ M

___ R ___ S ___ Mobile Home Park ___ Outside Rohnert Park ___ Other

B. How long have you lived in Rohnert Park?

___ Less than 5 years ___ 5 to 9 years ___ 10 or more years

C. Do you rent or own your home? ___ Rent ___ Own

D. How old are you?

___ Under 20 ___ 20 to 29 ___ 30 to 39 ___ 40 to 49 ___ 50 to 64 ___ 65 and over

E. Where do you work?

___ In Rohnert Park

___ Less than 15 miles outside of Rohnert Park

___ 15 or more miles outside of Rohnert Park

___ Do not work

F. What was your total household income in 1988?

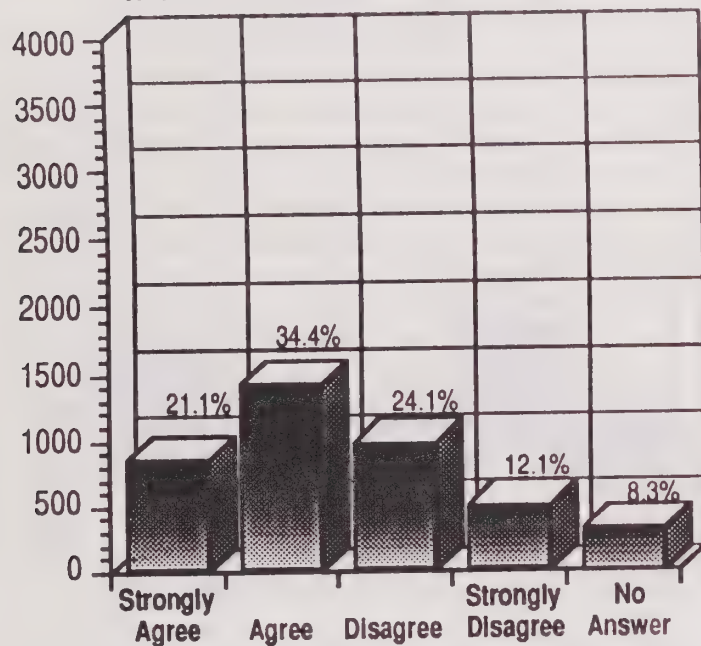
___ Less than \$20,000 ___ \$20,000 to \$39,999 ___ \$40,000 and over

The City of Rohnert Park has little control over many facts. One very important fact is the limited capacity of the area wastewater treatment plant. The City has agreed to limit residential construction until expanded treatment plant capacity is available in the mid 1990s. As a result, several development and growth issues are not addressed at this time. These issues can be thoroughly addressed over the next several years.

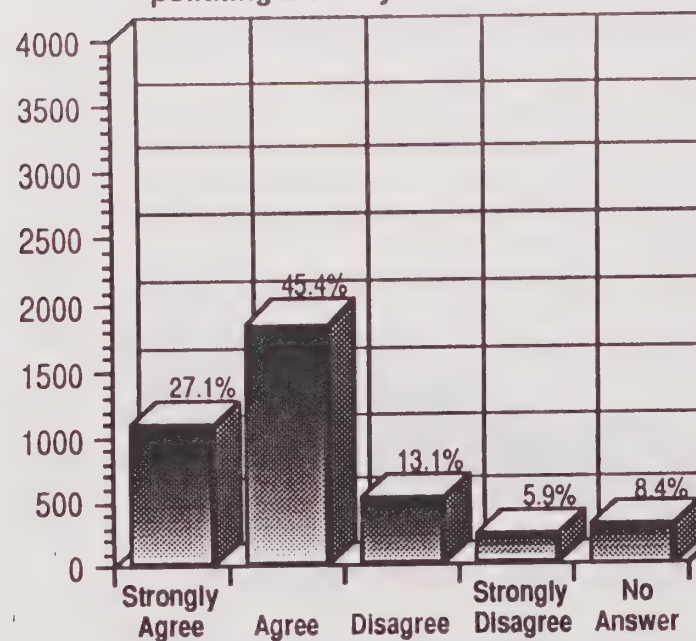
It is hard to cover all issues of interest to citizens in a survey. If you have more to say, please attend the Town Meeting on Sunday, Oct. 29, at 2:00 P.M. in the Multiuse Room at the Community Center, 5401 Snyder Lane.

		STRONGLY AGREE		AGREE		DISAGREE		STRONG.		DISAGREE		NO ANSWER	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
LAND USE													
1	Rohnert Park should have more stores.	863	21.1%	1411	34.4%	988	24.1%	495	12.1%	339	8.3%		
2	There should be more light, non-polluting industry.	1110	27.1%	1860	45.4%	537	13.1%	243	5.9%	346	8.4%		
3	The City should limit the pace of growth.	1977	48.3%	1326	32.4%	396	9.7%	168	4.1%	229	5.6%		
4	The eventual City population should be between 40,000 and 50,000.	1137	27.8%	1252	30.6%	572	14.0%	329	8.0%	806	19.7%		
5	The eventual City population should be between 50,000 and 60,000.	237	5.8%	566	13.8%	960	23.4%	1299	31.7%	1034	25.2%		
6	The community should have a privately owned recreational vehicle storage lot.	545	13.3%	1300	31.7%	611	14.9%	452	11.0%	1188	29.0%		
7	The City is doing an acceptable job of planning.	525	12.8%	1922	46.9%	597	14.6%	354	8.6%	698	17.0%		
TRANSPORTATION													
8	U.S. 101 should be widened to six lanes.	2391	58.4%	959	23.4%	333	8.1%	252	6.2%	161	3.9%		
9	The Rohnert Park Expressway bridge over U.S. 101 should be widened to accommodate added traffic lanes.	1473	36.0%	1178	28.8%	860	21.0%	263	6.4%	322	7.9%		
10	There should be commuter rail service on the railroad that bisects Rohnert Park.	1874	45.8%	1295	31.6%	298	7.3%	199	4.9%	430	10.5%		
11	I would use commuter rail service at least once a week, if it were available.	1087	26.5%	958	23.4%	531	13.0%	296	7.2%	1224	29.9%		
12	Bus service should be expanded.	934	22.8%	1257	30.7%	478	11.7%	143	3.5%	1284	31.3%		
13	I ride the bus at least once a week.	126	3.1%	121	3.0%	309	7.5%	217	5.3%	3323	81.1%		
14	I would ride the bus at least once a week if service were expanded.	510	12.5%	729	17.8%	717	17.5%	375	9.2%	1765	43.1%		
HOUSING													
15	The appearance of homes and yards in some sections of the City need to be improved.	1767	43.1%	1657	40.5%	286	7.0%	46	1.1%	340	8.3%		
16	There should be a balance between the number of jobs and homes in Rohnert Park.	1151	28.1%	1543	37.7%	771	18.8%	183	4.5%	448	10.9%		
17	Rohnert Park should have a shelter for the homeless.	672	16.4%	1257	30.7%	856	20.9%	740	18.1%	571	13.9%		
18	Rohnert Park should have more low income housing.	702	17.1%	1114	27.2%	1024	25.0%	824	20.1%	432	10.5%		
19	Rohnert Park should have more "up scale" housing.	533	13.0%	1133	27.7%	1214	29.6%	510	12.5%	706	17.2%		
20	New housing in Rohnert Park should primarily meet the needs of middle income households.	1502	36.7%	1885	46.0%	309	7.5%	94	2.3%	306	7.5%		
21	Apartments should be allowed to convert to condominiums.	372	9.1%	1066	26.0%	997	24.3%	801	19.6%	860	21.0%		
NOISE													
22	Noise is a problem in Rohnert Park.	369	9.0%	665	16.2%	2061	50.3%	544	13.3%	457	11.2%		
23	U.S. 101 is the most serious source of noise.	295	7.2%	975	23.8%	1585	38.7%	374	9.1%	867	21.2%		
24	Construction projects are the most serious sources of noise.	190	4.6%	611	14.9%	1917	46.8%	398	9.7%	980	23.9%		
25	Noise in neighborhoods from such things as barking dogs, vehicles, & radios is the most serious noise problem.	811	19.8%	1145	28.0%	1217	29.7%	335	8.2%	588	14.4%		
26	Noise would be a major reason why commuter rail service should not run on the railroad that bisects Rohnert Park.	262	6.4%	356	8.7%	1560	38.1%	1195	29.2%	723	17.7%		
CONSERVATION													
27	The City should do more to urge water conservation.	1123	27.4%	1955	47.7%	531	13.0%	69	1.7%	417	10.2%		
28	I intend to fully use the new recycling program.	1611	39.3%	1681	41.0%	227	5.5%	68	1.7%	509	12.4%		
OPEN SPACE													
29	The City should build additional walkways and bike paths.	1197	29.2%	1733	42.3%	634	15.5%	92	2.2%	440	10.7%		
30	The community should have a third golf course.	353	8.6%	525	12.8%	1242	30.3%	1403	34.3%	573	14.0%		
31	Roberts Lake (between U.S. 101 and the Red Lion Inn) should be developed into a permanent recreation lake.	1271	31.0%	1867	45.6%	412	10.1%	147	3.6%	399	9.7%		
32	Some recreation use should be made of the land south of the Rohnert Park Stadium (west of U.S. 101).	977	23.9%	1880	45.9%	341	8.3%	118	2.9%	780	19.0%		
33	The community should have a large (50 acre or more) park.	1008	24.6%	1249	30.5%	933	22.8%	292	7.1%	614	15.0%		
34	The community should have a softball complex with at least four fields.	535	13.1%	1005	24.5%	1118	27.3%	498	12.2%	940	22.9%		
35	A greenbelt should be established around Rohnert Park.	1585	38.7%	1356	33.1%	297	7.3%	94	2.3%	764	18.7%		
SAFETY													
36	The City should do more to advise people about fire, earthquake, and flooding safety.	1194	29.2%	1910	46.6%	476	11.6%	40	1.0%	476	11.6%		
37	The City should help households dispose of toxic waste.	1777	43.4%	1820	44.4%	163	4.0%	36	0.9%	300	7.3%		

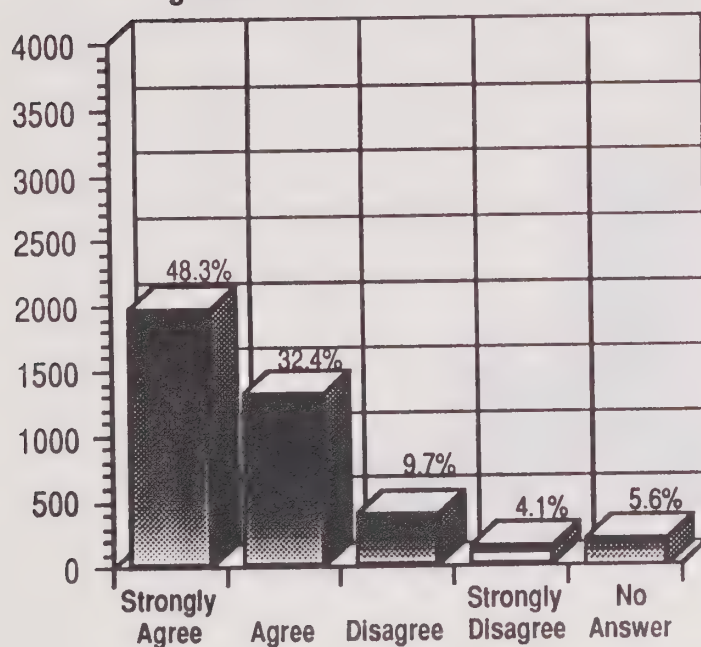
1. Rohnert Park should have more stores.



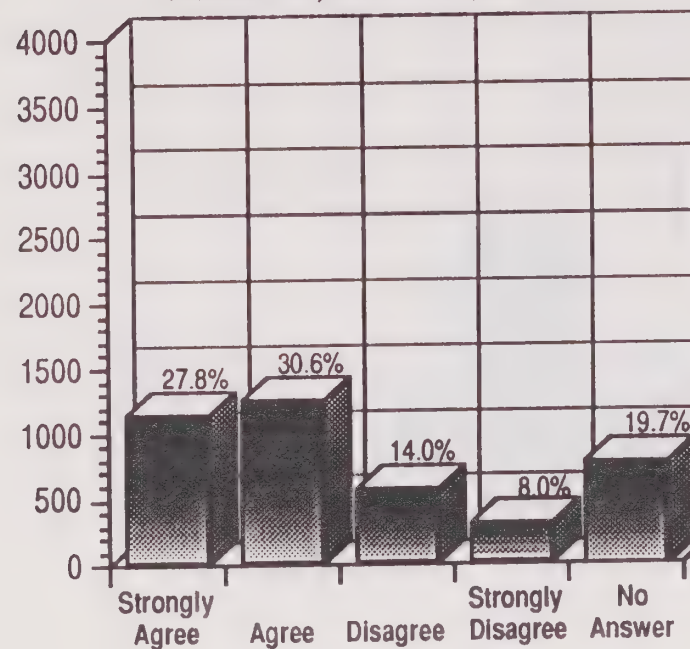
2. There should be more light, non-polluting industry.



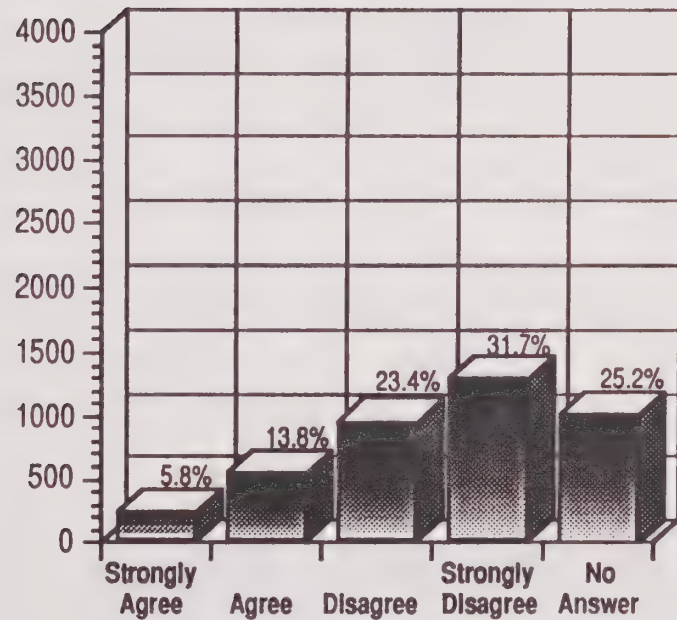
3. The City should limit the pace of growth.



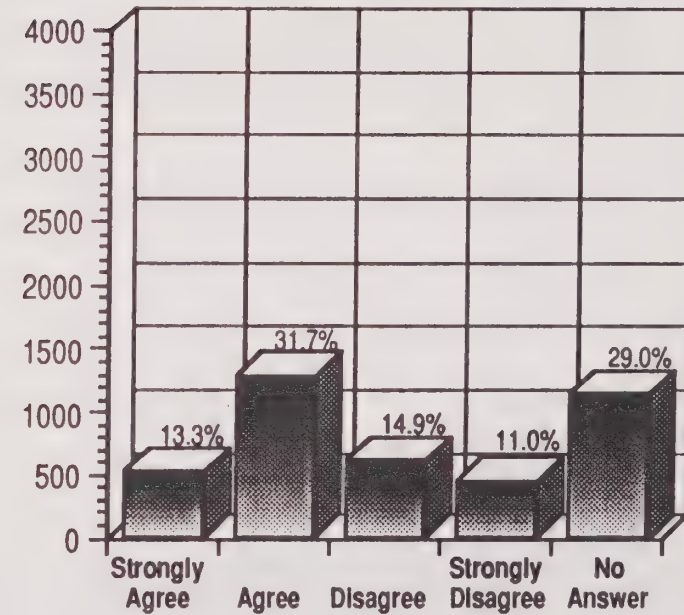
4. The eventual City population should be between 40,000 and 50,000.



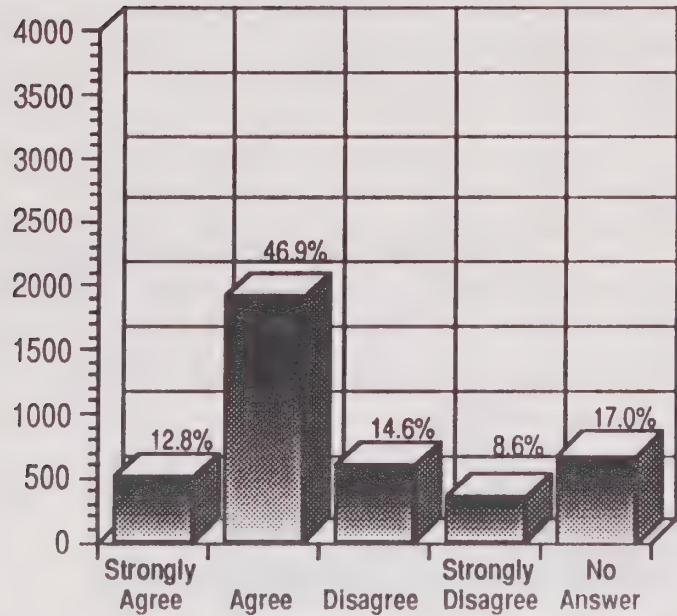
5. The eventual City population should be between 50,000 and 60,000.



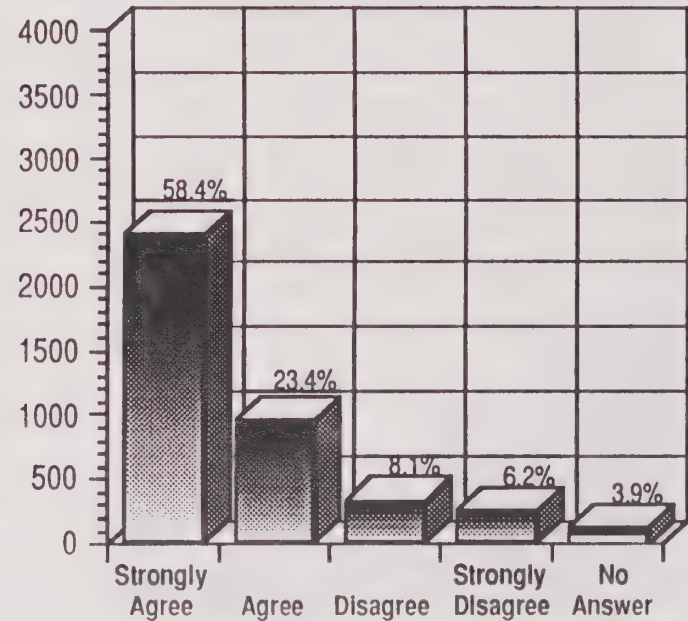
6. The community should have a privately owned recreational vehicle storage lot.



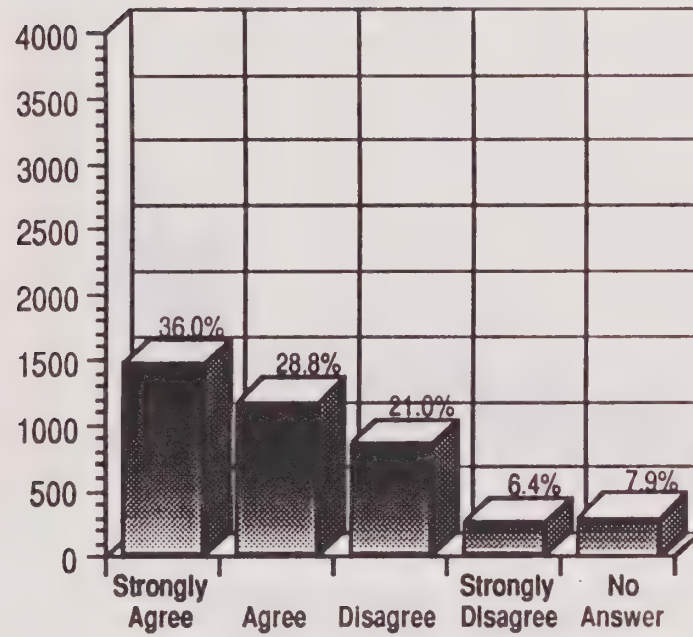
7. The City is doing an acceptable job of planning.



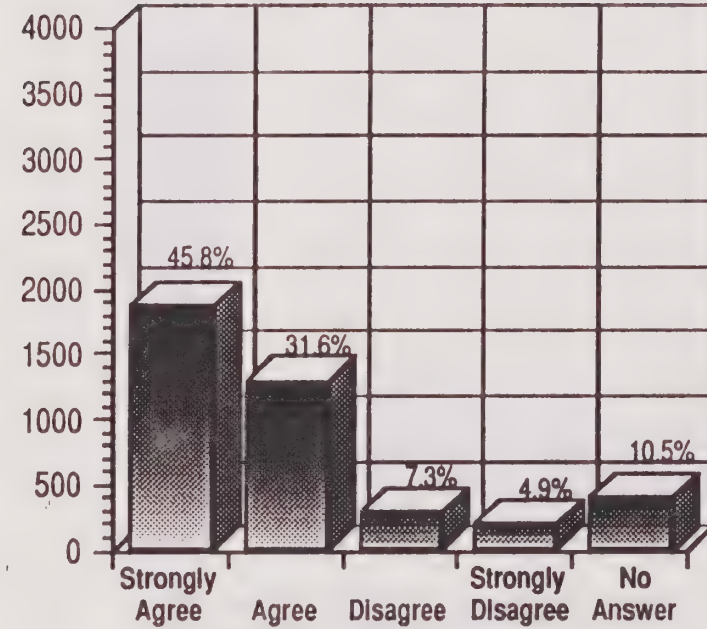
8. U.S. 101 should be widened to six lanes.



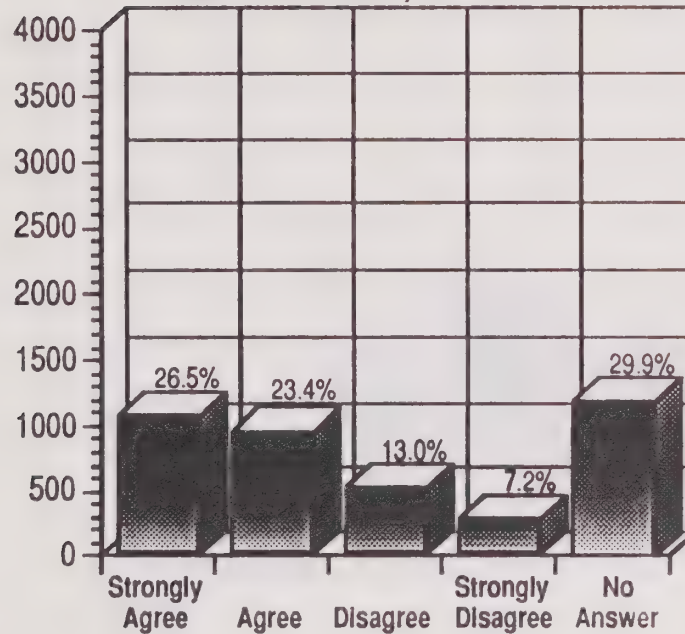
9. The Rohnert Park Expressway bridge over U.S. 101 should be widened to accommodate added traffic lanes.



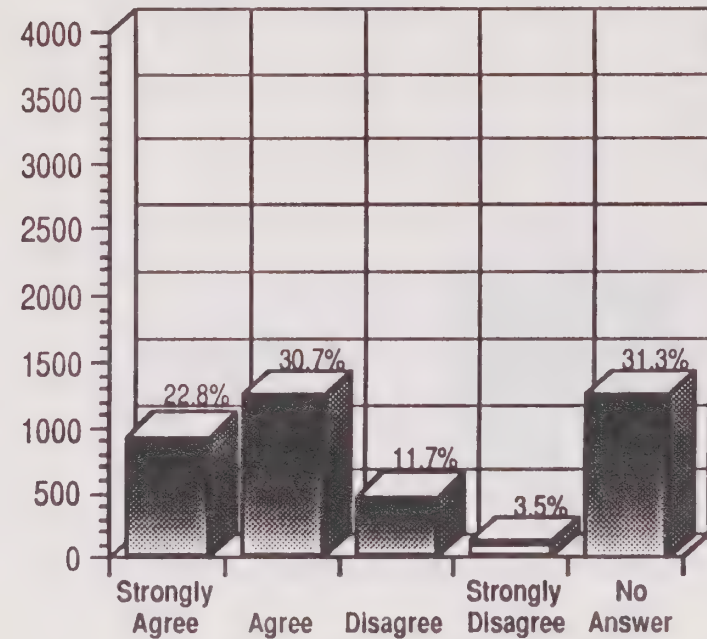
10. There should be commuter rail service on the railroad that bisects Rohnert Park.



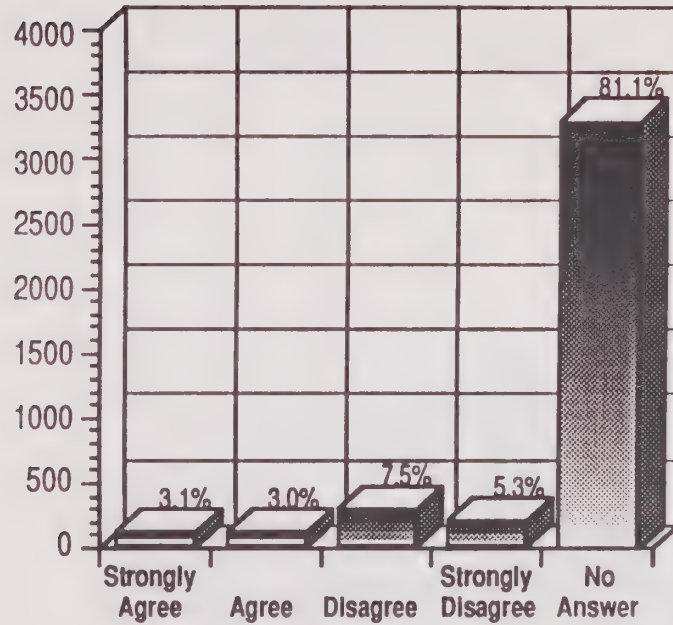
11. I would use commuter rail service at least once a week, if it were available.



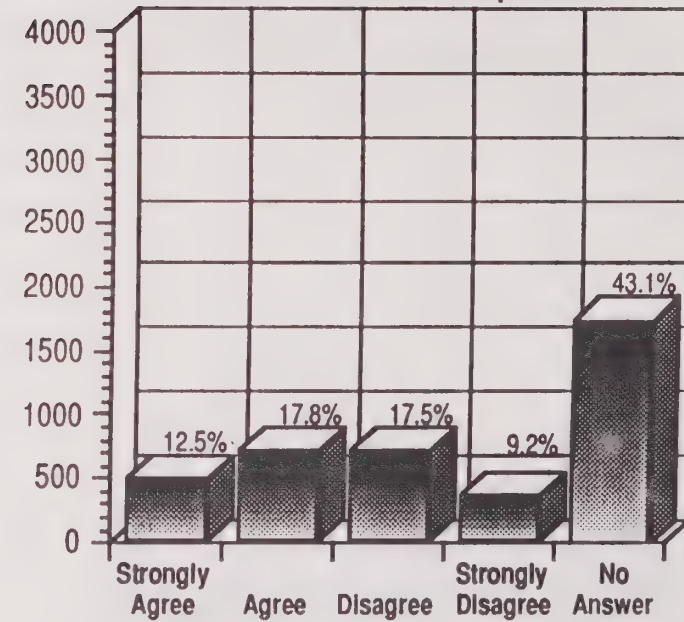
12. Bus service should be expanded.



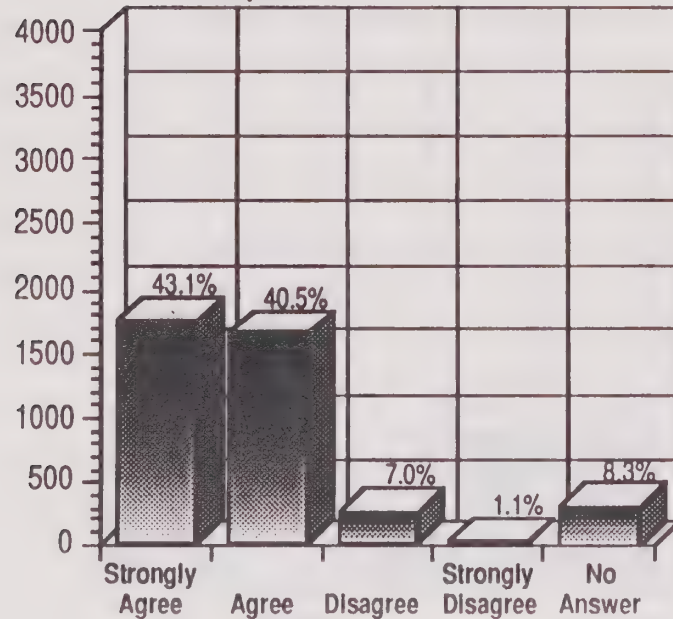
13. I ride the bus at least once a week.



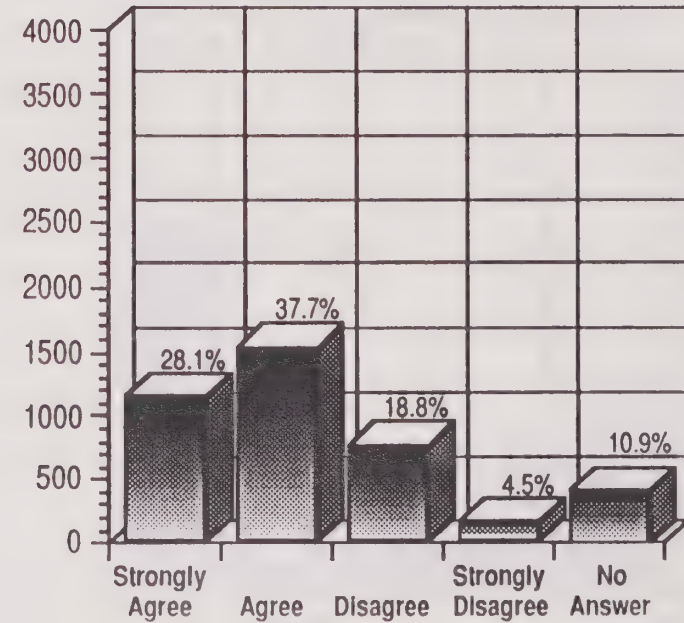
14. I would ride the bus at least once a week if service were expanded.



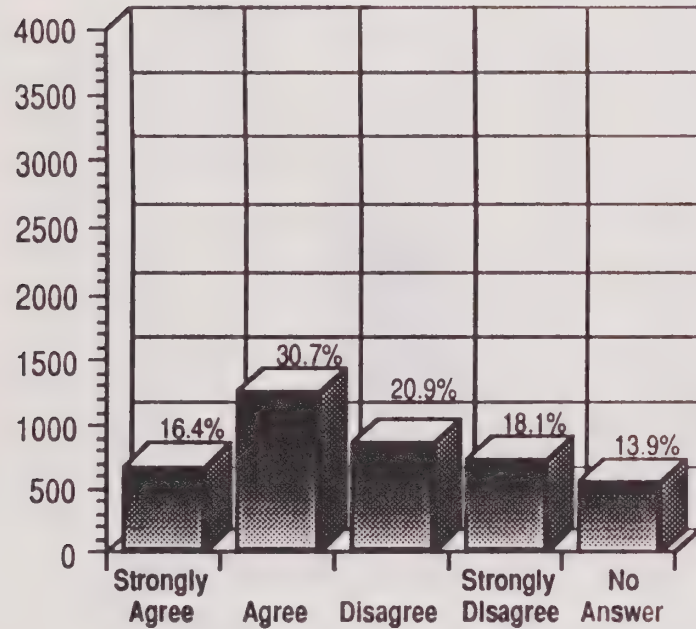
15. The appearance of homes and yards in some sections of the City need to be improved.



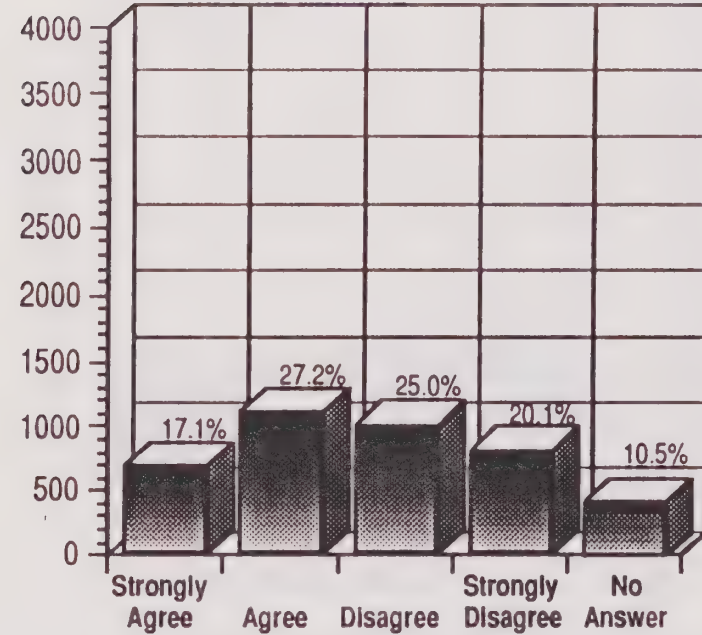
16. There should be a balance between the number of jobs and homes in Rohnert Park.



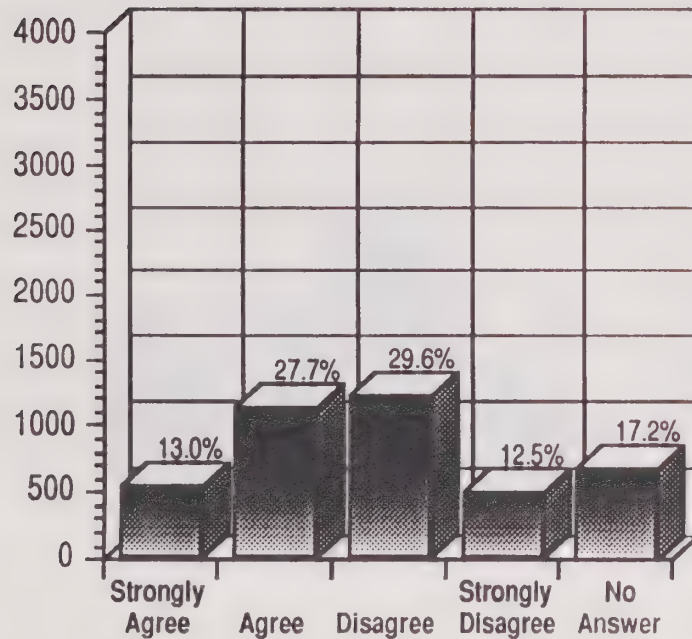
17. Rohnert Park should have shelter for the homeless.



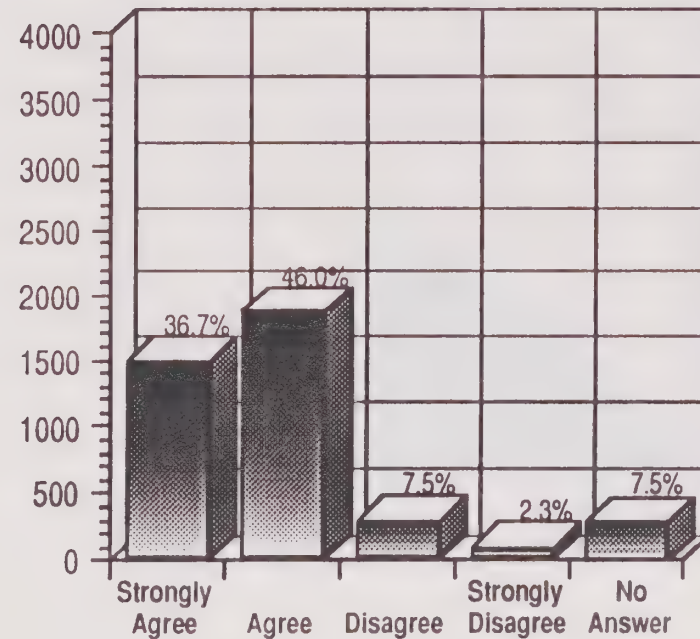
18. Rohnert Park should have more low income housing.



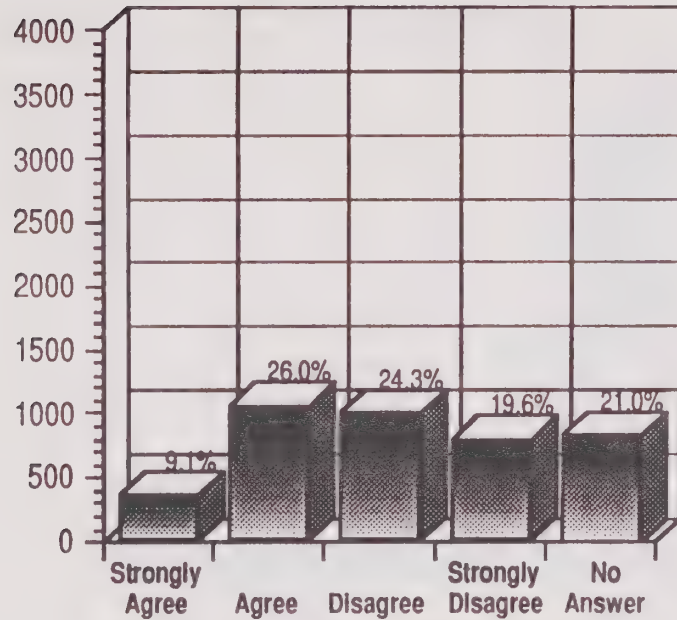
19. Rohnert Park should have more "up scale" housing.



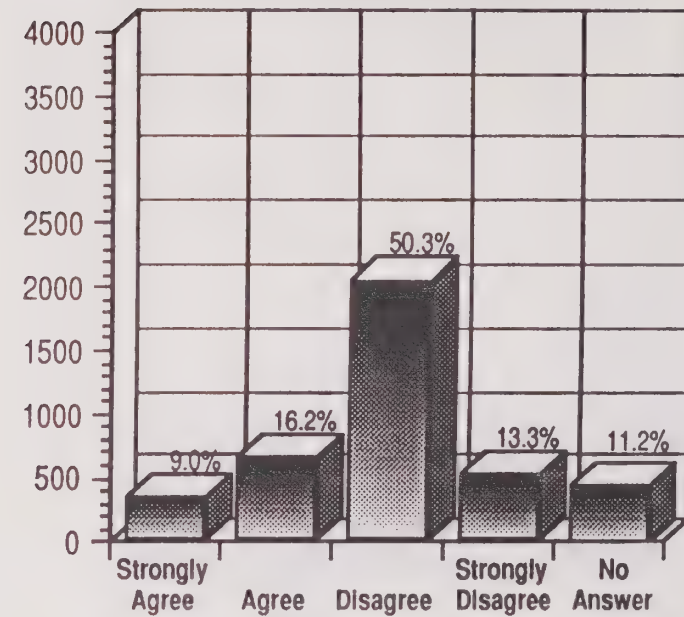
20. New housing in Rohnert Park should primarily meet the needs of middle income households.



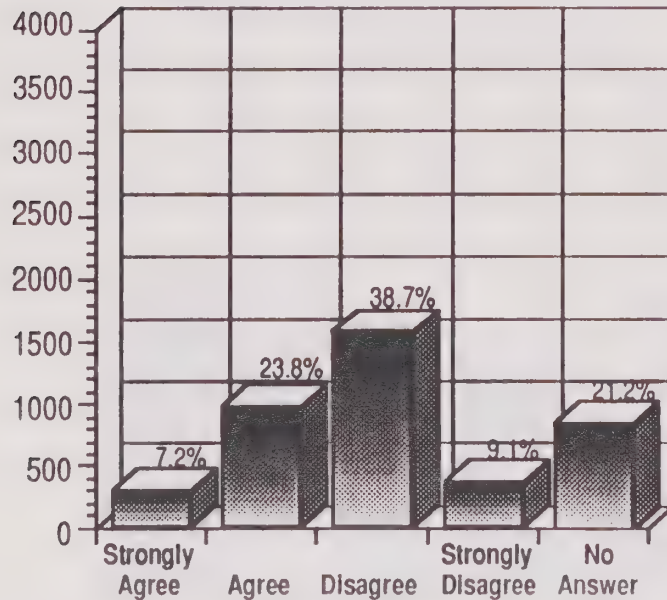
21. Apartments should be allowed to convert to condominiums.



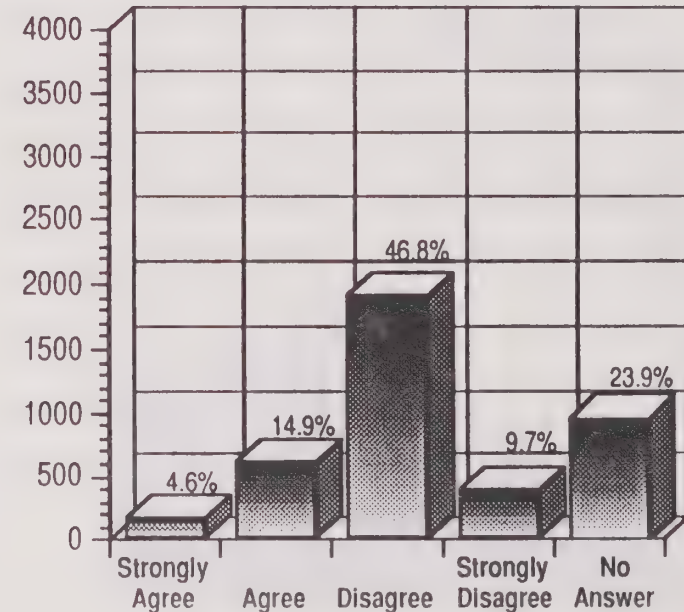
22. Noise is a problem in Rohnert Park.



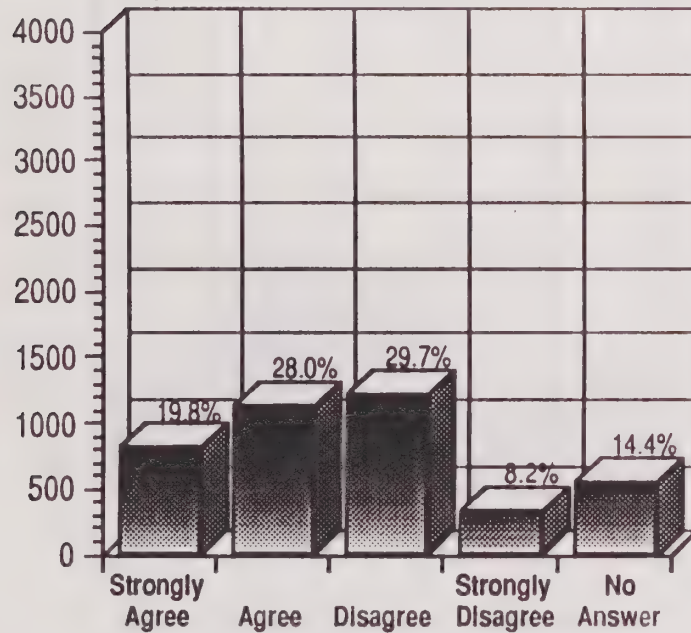
23. U.S. 101 Is the most serious source of noise.



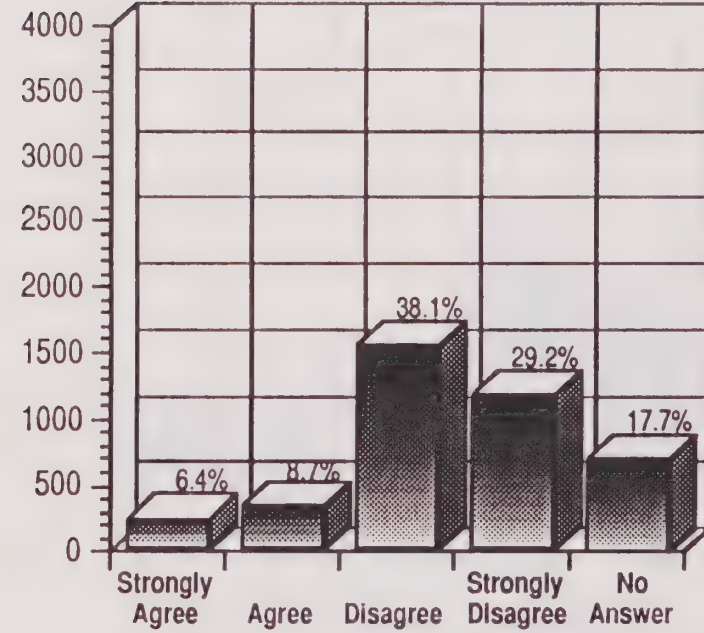
24. Construction projects are the most serious sources of noise.



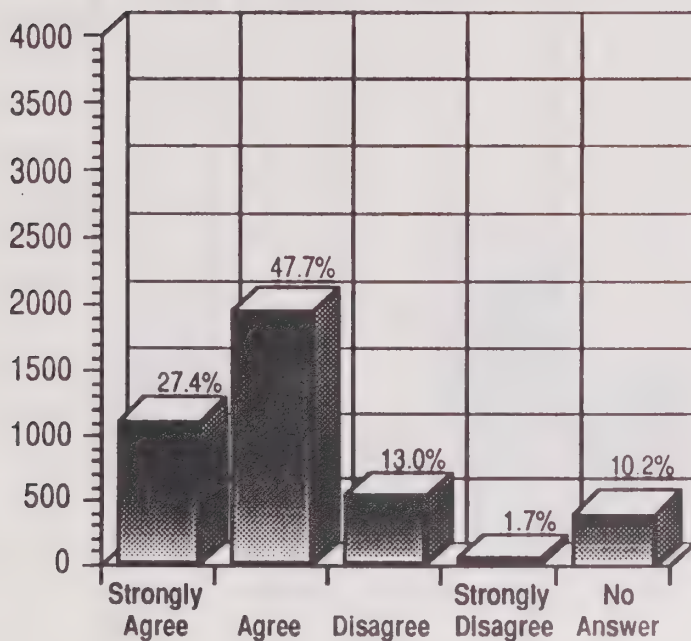
25. Noise in neighborhoods from such things as barking dogs, vehicles, & radios is the most serious noise problem.



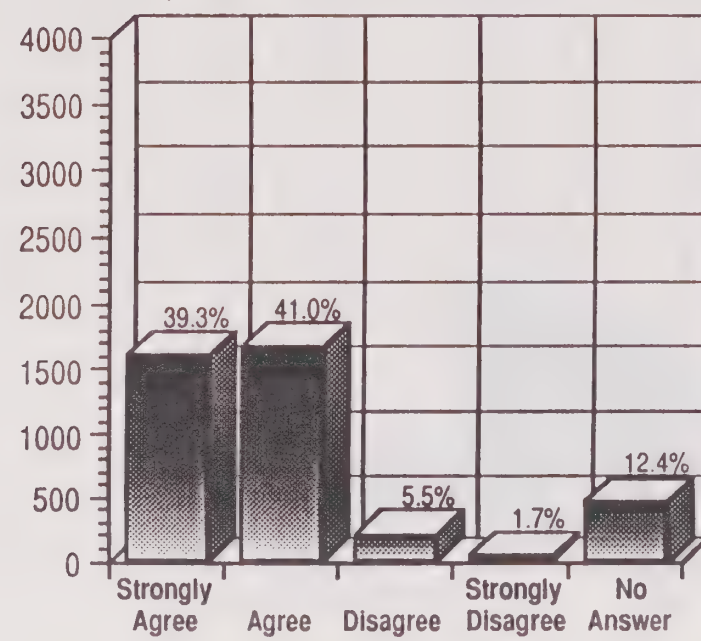
26. Noise would be a major reason why commuter rail service should not run on the railroad that bisects Rohnert Park.



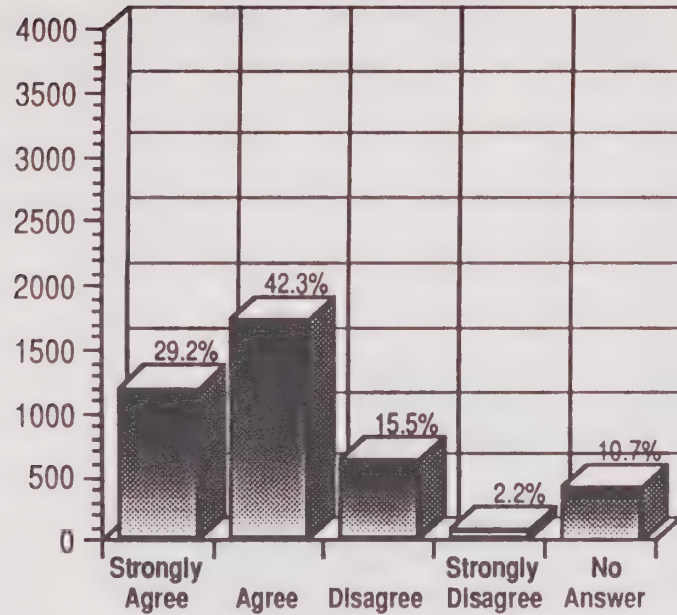
27. The City should do more to urge water conservation.



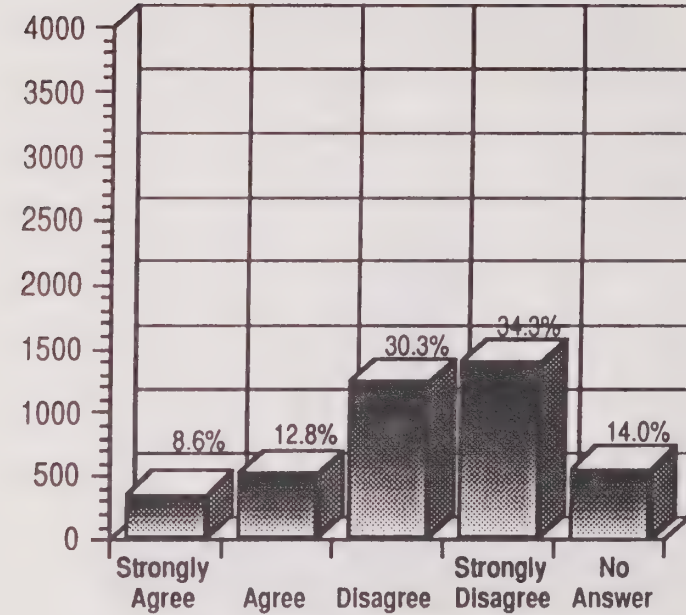
28. I intend to fully use the new recycling program.



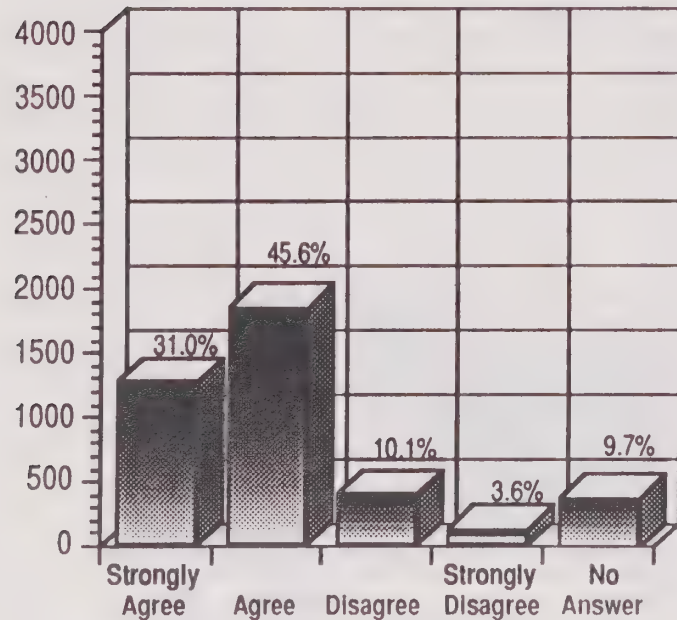
29. The City should build additional walkways and bike paths.



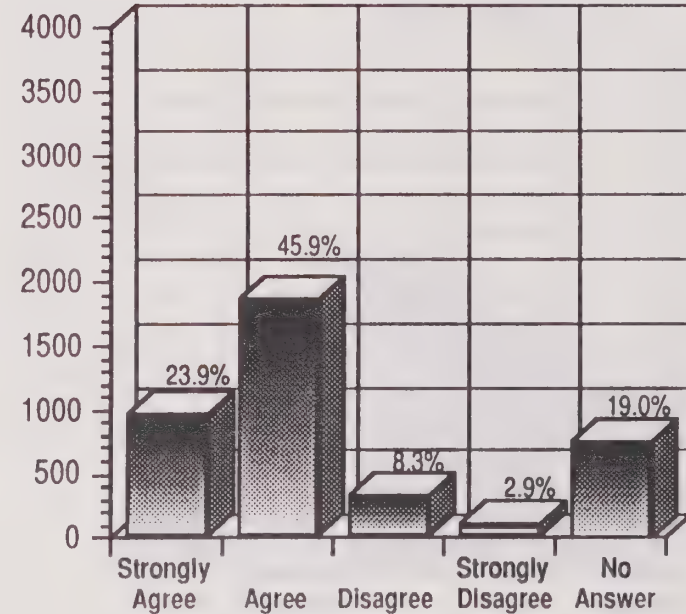
30. The community should have a third golf course.



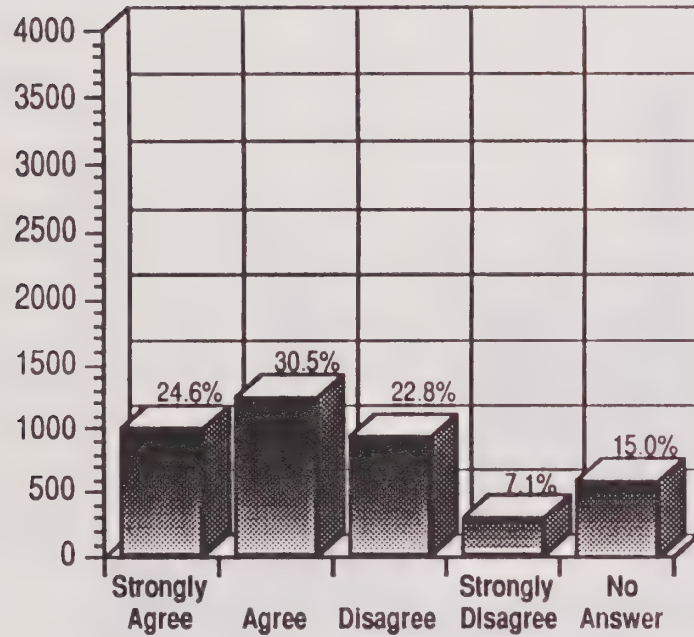
31. Roberts Lake (between U.S. 101 and the Red Lion Inn) should be developed into a permanent recreation lake.



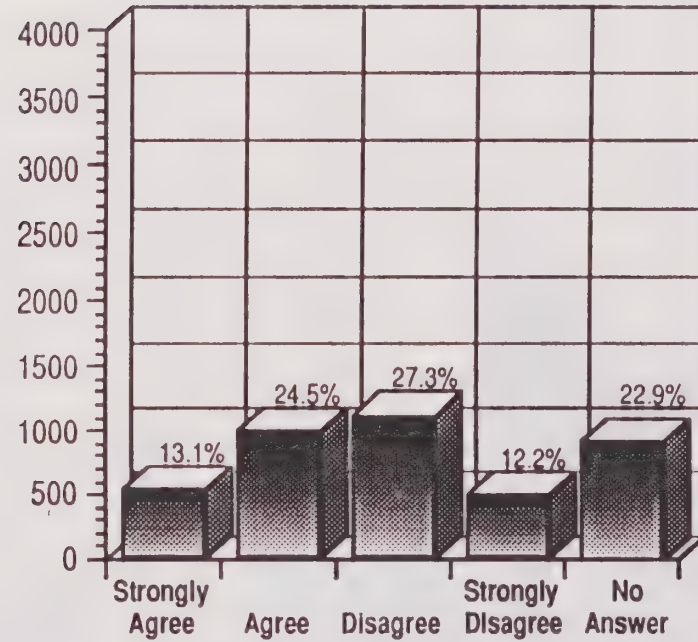
32. Some recreation use should be made of the land south of the Rohnert Park Stadium (west of U.S. 101).



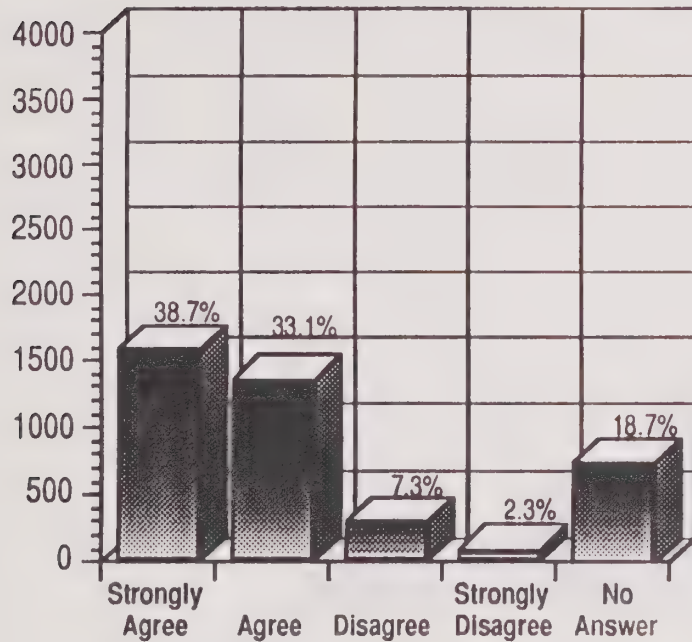
33. The community should have a large (50 acre or more) park.



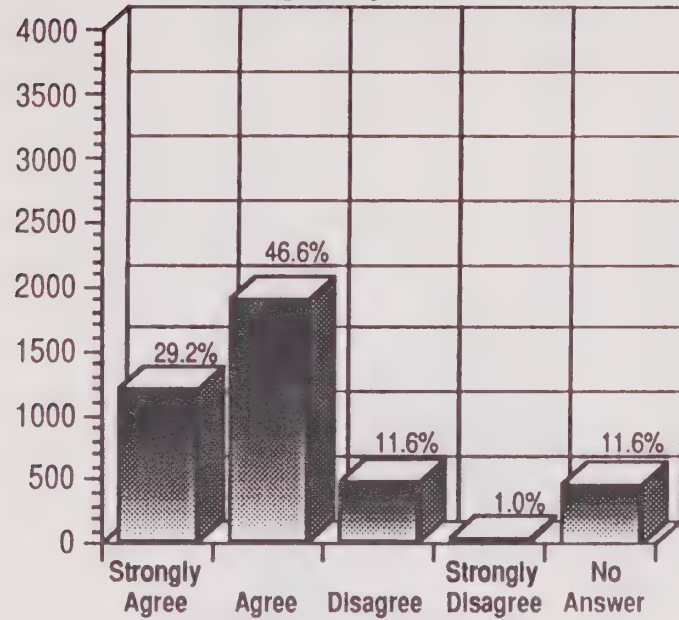
34. The community should have a softball complex with at least four fields.



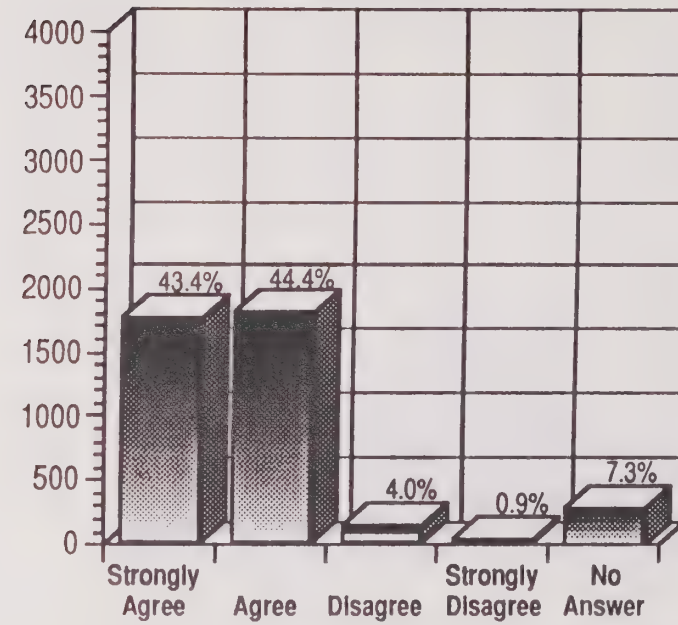
35. A greenbelt should be established around Rohnert Park.



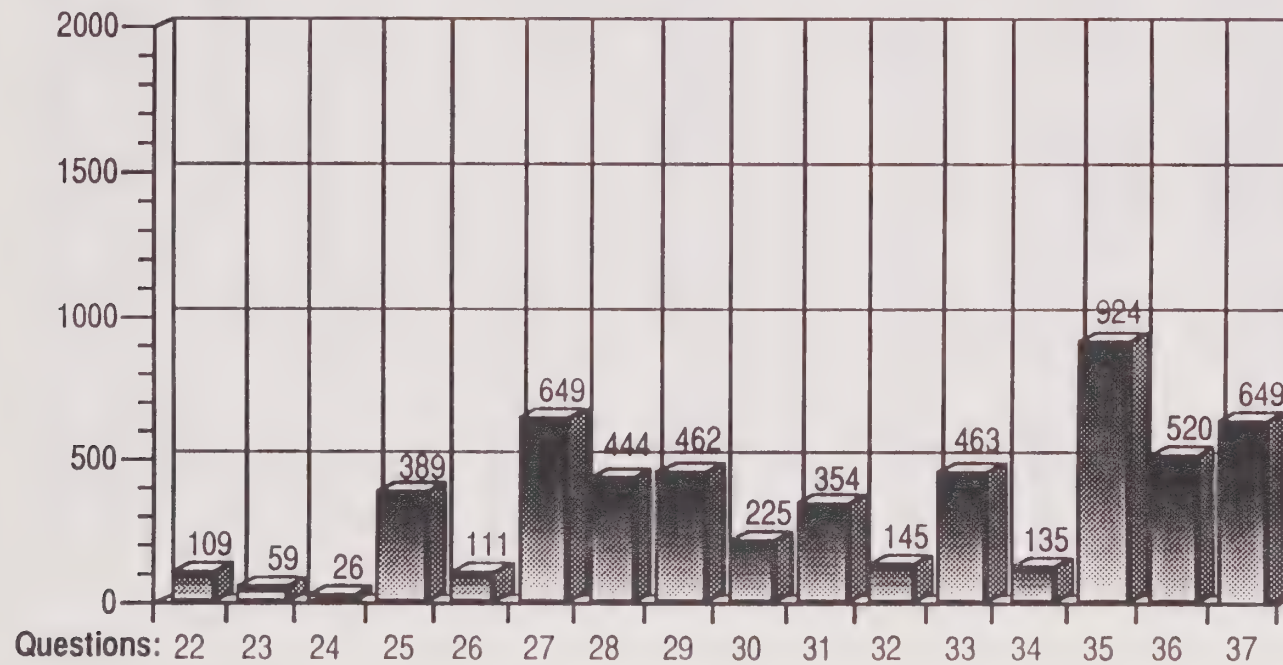
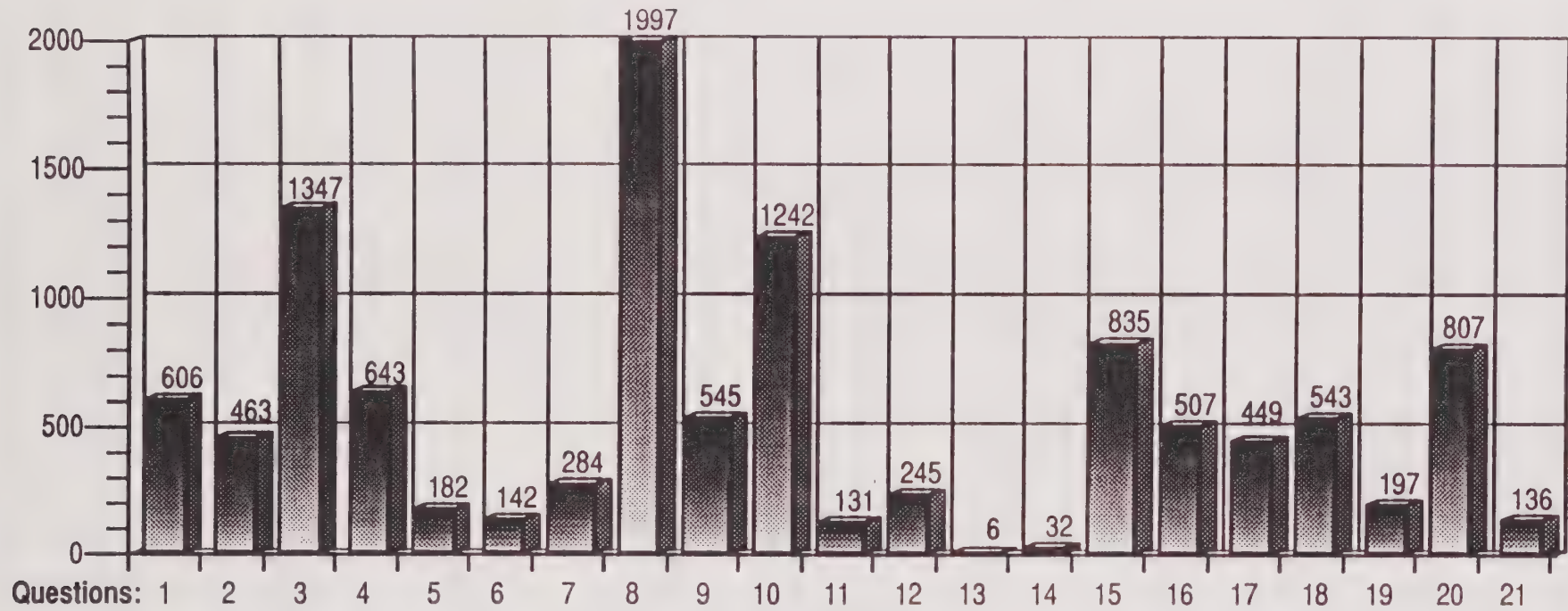
36. The City should do more to advise people about fire, earthquake, and flooding safety.



37. The City should help households dispose of toxic waste.



Please list the numbers (1 through 37) of the five statements that you believe are most important.



GENERAL COMMENTS FROM CITIZENS' CANVASS OCTOBER 1989

000a: What about our future water supply? Do not see any reservoirs being built. Need now, not later.

000b: Why ask us what we think should be done when you do just as you please in the end.

0001: As for a homeless shelter, with the amount that is here, let's just help get them on their own feet. Unless they foresee a problem, the City doesn't need to urge water conservation. Roberts Lake into a permanent rec. lake would be tacky right off the freeway. Would like a boys or girls club (something more for the kids to do in idle time). If growth is limited, traffic will be limited. Traffic already here could be lessened with added bus service and car pooling encouraged and used. More stores, commercial building with light industry will add to more growth. More growth, more crime. Maybe there could be local and decent paying jobs people could work at locally to cut down some on the amount that commute out of town. Also maybe for some homeless. Let's take care of what's already here and invest also in more for kids to do to keep off streets. Let's not get like the bigger cities people move to get away from.

0003: Most people who live here I think are either retired college transients or struggling young middle-class families (30's to 40's). Only expensive (\$170,000 & up) new housing is being built. What about the vast majority of us who don't make \$50,000 a year? What about our homeownership needs? There is an abundance of expensive housing in Sonoma, Marin and San Mateo counties. I moved here from San Mateo in October, 1988, solely because after years, and I do mean years, of searching for something, anything that was halfway decent and affordable for someone earning under \$20,000 a year. Granted my one bedroom condo is small and hardly luxurious, but it would cost double anywhere else (especially in stratospheric Marin).

Regardless of my complaints, Rohnert Park and Cotati and much of the rest of Sonoma County, I'm afraid is going to become as expensive and perhaps as "chic" as the cities of Napa and Sonoma. Low and moderate income housing is needed. Homes around or under \$100,000, not the current \$200,000 +++ average.

More "light" industry to generate good paying jobs.

And more architectural diversity in the neighborhoods! Every neighborhood, new or old, more or less looks like the rest. We have beautiful countryside surrounding us and yet we're rapidly looking like Daly City (yuck!)

And this controversy over the Price Club on land next to K-Mart, Rohnert Park needs the business and the revenue! Tacky Levitz we can do without, but whatever eventually gets built there will only generate revenue for a struggling city. Perhaps a more "up-scale" shopping center, small to medium size with specialty bakery/grocery/household goods, wouldn't hurt either (although Marin and the City already are saturated with luxurious goods stores).

Please, request that future housing developments have more space between them! These houses being built near Hewlett Packard on Camino Colegio were hurriedly "built", cheaply made and much too close to one another!

Does Rohnert Park want future slums by crowding these homes so close together? Give us, the middle class, a little breathing room in the future! And some architectural diversity! And affordable housing under \$100,000. Am I dreaming? We can't necessarily have all three, but we can try!

0004: Too much traffic on roads and shopping malls.

0005: Transportation and housing are the most serious problems facing Rohnert Park. Population growth is right up there. The City fathers are doing a good job.

0007: There are no statements regarding the needs of children, teens, families or senior citizens.

0008: No railroads. The ones now upset the households enough. The value of our home will be totally destroyed unless the City intends to buy our homes at full fair market value! When the trains go by now our house shakes. It probably couldn't take commuter trains.

0009: Does not feel its City government's job to control population except as to guard health and safety conditions such as holding the line due to utility availability - water, sewage, etc.

0010: Need jobs for people, especially those living here. Need more upscale housing opportunities. Freeway must be expanded. Open space around City is important. More diversified shopping opportunities are needed. Regarding noise, ban ghetto blasters in autos. Damn good survey - keep up the good work, we love living in R.P.

0012: Too many fastfood outlets. Good parks and recreation facilities.

0013: Population at not more than 40,000 PLEASE. Need to control growth. It's getting out of hand re. sewage, traffic, etc. A commuter rail service would be better than the futility of widening 101. Must get people to use public transportation. Now retired, I rode bus daily to S.F. - good service. The booming base noise from radios in pick-ups and other vehicles is a problem in all areas of R.P. A third golf course would preserve open space. It is vitally important that growth be limited. The quality of life in R.P. will deteriorate if the growth of the past few years continues.

0014: About transportation, I would hope to see study applied toward the eventual use of fast monorail to move people from Healdsburg to S.F. across the bridge or by tube across the bay. The laying down of additional blacktop will only encourage more cars being used for commute.

0015: Question re. appearance of homes and yards is a very stupid question, irrelevant to General Plan.

0016: I would like underground utilities put in A section. The appearance of overhead wires looks terrible. The City does a good job in many things, like the cleanup week each spring and fall and availability of large dumpsters, plus street sweep.

0022: Rohnert Park is one of the cleanest, well managed cities I have ever lived in. Keep it that way please.

0023: I believe the City officials are doing an excellent job. They try to be responsible to the needs of all. Good job!

0024: I am amazed there is nothing on this questionnaire about the schools. I feel there should be a much stronger and higher goal curriculum. The school in my neighborhood I feel is woefully inadequate - play area - play equipment - library. (G section). There should be more family-oriented entertainment type businesses.

0029: No more land should be annexed. Only low cost homes should be built on remaining land now in R.P. Perhaps subsidized by City or other government agency since the City Council thinks it can operate an Olympic size pool at loss of \$600,000 a year. No Olympic size pool should be built.

0034: Why doesn't the questionnaire fit the envelope?

0035: If choice was between large park and golf course, I'd take park.

0036: Need more soccer fields. Need hospital. Need more homes.

0037: The City of R.P. is doing a good job providing for the needs of the citizens of R.P.

0038: I believe the elected officials should make the decisions.

0039: Loud boom boxes in vehicles and unmuffled motorbikes should be eradicated.

0040: The City is doing better than most in planning. Agree that booming base from vehicle radios is a serious problem.

0041: A large 50 acre park would invite crime and vandalism. Low income housing would lower property values city-wide. A homeless shelter is not needed here and furthermore would most likely attract "problem" people leading to an increase in crime and drug trafficking. Additional walkways and bike paths would help promote a healthy, family oriented atmosphere. Overall, I like the direction the City is headed.

0043: The City of R.P. does an outstanding job in all areas of government service to the residents of R.P. The Recreation Dept. is exceptionally well run and the Police Dept. is great! Thanks for everything and keep up the good work.

0044: Planning and tax base should determine home/job balance or support an organization for the homeless.

0045: I don't believe the police services should be used to set community standards (harassing lower income vehicles or long haired youths). I believe the youths of this community are losing respect for law and discipline when the police insult them and the police are judging only on appearance. Drugs are our #1 problem not car registrations.

0047: Should develop Roberts Lake without fee. This city is the worst place I have ever lived. MultiVision cable...the people are very rude. The people at the water company are also very rude. When my truck was broken into and things were stolen, I called the police but they

never came. I have never heard of the "new" recycle program. As for the buses...what buses?

As for the freeway expansion, we can carpool all we want but give us all a break. The entire north bay only has one freeway going through it! We all have no other choice but to take 101 to the City and back. We all need more lanes. If a few snobs don't like the noise they can move. You can't penalize people for not using public transportation or for not carpooling. The carpool lots are full and there aren't enough buses. If people don't like the noise of trains, tough luck.

I am not living here by choice. When you rent, you take what you can get!

0048: R.P. needs a new animal shelter. Old one is obsolete.

0049: Plan to handle growth in orderly fashion. Don't limit except within orderly confines. Encourage clean industry tax base. Widen 101 so it doesn't bottleneck in R.P. area.

0051: Believe that 40,000 should be tops. (Came here when population was 4,500 residents.) The quality of life in Levittown west has generally remained high with a few periods of awkward growth, but they/it will soon be causing real problems if we don't give a strong sense of direction now. Am happy to see recycling made easy here; have been doing it for some time.

0052: Desperately need more lanes on 101. More housing for low income people. We need more department stores, then wouldn't have to go to Santa Rosa to shop. Keep money and business in R.P. Need more low income housing.

0053: How about a public pay phone here and there around the City? Use land south of R.P. Stadium for light industry.

0054: Developers seem to be able to influence City planners without regard for long-term growth planning. This is particularly true of Coddington and Condiotti. Why? The two golf courses we now have are managed poorly. Why build another until we learn how to manage two effectively? The Red Lion has been allowed to spread its motif over too many buildings. In 20 years the whole area will be an eyesore.

0055: Let's get a better police force. One that's not afraid to enforce the law to everyone equally.

0058: I love R.P. and think there should be more community gatherings for people to meet each other.

0059: Please pass a law to have people keep their garbage bins in back yards out of sight. Also try and stop loud noisy motorbikes. Also clean up yards and put a little water on old burnt lawns. Urge those who don't care to please try and paint or at least give their houses a fresh look by painting it will make us homeowners want to remain here in R.P.

0060: I am opposed to growth. The bike paths should be kept cleaner, especially between Evergreen School and Snyder. We need reflective poles where Snyder Lane narrows down.

0061: Bus service needs to offer more autonomy for individuals in order to get people to utilize the buses. Expanding freeways and roads is not the answer. Big business such as Hewlett Packard has employees living in R.P. and working in Santa Rosa and vice versa. These companies should be encouraged to transfer employees to a division in their own city to lighten traffic.

0063: The problem with noise in R.P. depends on your location. The water used in the new Snyder Lane project north of Holly used hundreds of thousands of gallons free of charge. Disagree on a softball complex - the Gold Park diamond is hardly ever used. We don't need traffic lights at Holly and Snyder Lane, or other similar intersections. Four-way stops are better. Using treated wastewater for golf course is a good idea. When will it happen? R.P. is a great place to live. Let's keep it that way!. Who needs big city problems?

0064: I think it's a great idea that finally we do something about our city before it's too late.

0065: Where is the parking for the Performing Arts Center-Sports Center, etc? What provisions for parking do we have considering the increased population? We need a paid, professional fire department for the same reason.

0066: Provide walkways and bike paths in any new neighborhoods. If private - the City should have a third golf course.

0067: R.P. is for the upper middle to the rich.

0068: This questionnaire didn't arrive until today, Oct. 26th, which leads me to believe the City Council isn't interested in what people think of their community. They have such high and lofty ideas of the way they want the City to operate without the input of the residents. It is

still a community that is controlled by the building contractors and paying off the Councilmembers to get their permits.

0070: City of R.P. is doing well - very well planned. We need more people, more business, more growth. We think the Sierra Club should move to the Sierras, they are out to stop R.P. growth potential.

0072: When people walk dogs they should clean after their dogs. Dogs make a mess on sidewalks. Also, children ride their bikes on sidewalks and we old people sometimes could get knocked down. I love R.P. very much. I love to see this City keep clean. I am willing to keep this City clean too if I could be some help. Thank you.

0075: Enact stronger regulations about upkeep of houses and lawns, etc. and then enforce them! Enforce those regulations already enacted!

0077: We have lived in R.P. and owned our home for 16 years. We have a good City government and an involved community. It has been a pleasure to have raised our kids here. It was not mentioned here (in the survey), but we should be proud of our fire and police services.

0080: A maximum of 40,000 population to avoid further traffic congestion. Mobile home purchase seems to be the only choice for low income at present. Far too many 2 bedroom apartments do not meet needs of families with more than 2 children. Enforce regulations as due to noise from inconsiderate drivers (boom boxes, screeching tires). Enforce regulations as pertains to pets. Be aware there are many residents below average income. R.P. seems to have blinders on and put too much focus on upper income. Profit and greed seem to be #1.

0081: We don't commute. We live and work in R.P. U.S. 101 should be expanded but not as a cost to residents of R.P. Tolls or gas taxes might be a consideration. We need a mall or at the very least some upscale department stores. Why are we driving to Santa Rosa to spend money? Why did Macy's opt for 2 stores in Santa Rosa? Why not one in R.P.?

0087: I have lived in R.P. for most of my adult life and I have watched it go from a nice community to a "suburban sprawl." Please let's have reasonable growth, more open spaces, less cars and more public transportation programs.

0088: We love R.P. My husband and I moved to this area Sept. of 1987 when he retired. My husband keeps busy riding his bike and recycling cans, etc. I'm a homemaker and I just keep busy with every day things. My husband has 2 other part-time jobs too. We're active in our church.

0089: As a relative newcomer to R.P., I am still more than satisfied with the exceptional planning that has been provided for the City's development. After 12 years residence, I have yet to discover a better planned community.

0090: For 10 years a cloverleaf from U.S. 101 has been needed. No widening necessary. Please review traffic signals. No Name Street is just that. Foot of Redwood Drive is dangerous and needs it. The R.P. Expressway has been a sore spot for years as far as I'm concerned. Why they didn't make a 4-way cloverleaf and eliminate congestion baffles me.

0091: I strongly disagree with Charlie Cochran about having the swimming project he was proposing. Street parking on mornings that the streetsweeper works should not be allowed. Large trucks should not be allowed in residential areas unless it's for delivery.

0096: I've always received answers from the City when I ask. What more can they do other than have information available. I feel we have a great City and if I don't like what's happening I know when to go to discuss it.

0097: 101 really needs to be wider - too dangerous to drive at times.

0098: Doubt many people would continue riding commuter trains 3 to 5 years after it started up. Try riding the 10, 11, 12 bus or 44, 48 or else the 80 and there are usually all sorts of vacant seats. I'm physically disabled.

0099: Getting a commuter train. No more growth past 50,000.

0100: Strongly agree that new houses in R.P. should meet the needs of middle income (income between \$25,000 to \$50,000 per year range) for new homes. New homes now being built are outside the range of most middle class persons. I recycle newspapers.

0103: It was my understanding that R.P. was to be primarily a bedroom community. Annexing more land and converting it from farming to planting more houses only creates a further traffic problem, sewage problem and eventually may cause a water shortage. Planning isn't

too great here.

0104: Why does the golf course have to mow the greens before daylight on the north course? This is very disturbing especially when it is only done on weekends not weekdays. With reference to having more stores, we have enough fast food. We need a decent restaurant in addition to a department store such as Macy's, Emporium or Sears. People that walk dogs and don't clean up after them should be cited. Take a good look at Golf Course Drive between Fairway Drive and Country Club Drive.

0105: Noise problem in R.P. includes lawn mowers on the north course starting at 5 a.m. We need either a department store like Macy's or Emporium. Something for ladieswear. We have enough video, radio shacks, and fast foot restaurants.

0106: Apartments should not be allowed to convert to condominiums because the ones here lack space. The sound of the existing trains is a nice sound. The City should do more to encourage water conservation, especially on commercial properties. Before attracting any more people to Sonoma County, the freeway system needs desperately to be improved and transportation alternatives improved. This is 10 years overdue.

0107: The community should absolutely have privately-owned recreational vehicle storage lots, do something!. Look around at the mess. Ordinances regarding home and yard appearance are being ignored and you do nothing. Too much now low income housing. Too much time and effort of the City officials is spent in considering and approving more development under pressure of Coddling, Roberts, et al, while the City's existing structure is allowed to deteriorate. You are business oriented (thinking of your own future?) not people oriented. There are zoning ordinances, laws and regulations on the books which if enforced would help improve R.P. You have fallen victim to greed and avarice.

0108: We need a full-time fire department separate from but supplemented by current police/public service officers. It is absurd for a City of our size to not have 24-hour manned fire stations. Why is the fire department issue not addressed on this questionnaire?

0111: R.P. is a well planned and beautiful city. My wife and I hope that it will continue to be such. Please resist pressure to alter its character.

0112: City caters too much to developers and large property owners. At least one member seems to see himself as ruler of a vast empire.

0113: R.P. should be consulting right now with Cotati and Sonoma State University, which are both in the process of updating their general and master facilities plans, respectively. SSU's projected 15,000 FTE by 10 years from now will have major impact on R.P. We must do regional as well as city planning. I think the current update process schedule is too hurried and citizens should have been involved earlier. I think wastewater treatment plan capacity should be addressed now, at least as policies.

0114: Noise problem with cars pulling out at stop signs, driving too fast and loud boom boxes. A good night's sleep is impossible due to noise from cars and pickups squealing around corners all hours of the night.

As for "up-scale housing", there are more (\$200,000) housing than under. What kind of job is needed to live and pay for these. Are there jobs here to support them? I don't think so.

There are several houses, one on Adrian on 7600 block, that are a disgrace! Also 7725 Santa Barbara Drive is bad, too. I thought there was an ordinance about run down conditions, junk, weeds, etc. (It isn't enforced.)

Overall R.P. is a great place to live. We've never been sorry we chose here and not Santa Rosa to live. By far the best of Sonoma County! Keep up the good work.

0116: R.P. should have a professional fire department. Response times under the current arrangement are unacceptable. The role of a fire department should be to put out fires, not clean up the mess after a home completely.

0117: Freeway noise barriers for 2 miles on 101 will be more important and a necessity in lieu of the new frontage shoppers within the next 10 years.

0119: R.P. needs a world class indoor swim facility.

Update of the General Plan should take at least a year and not be rushed.

0120: We need places like Price Club to help with tax base.

0123: What is the latest on the rent control issue we voted on last November 1988?

0124: Stop allowing fast food stores and cheaply constructed motels in our City.

Permits to build housing should be more evenly granted. Quit giving the majority to Condiotti construction.

0126: R.P. is an excellent place to live. Don't spoil it.

0127: Also need expanded or additional local buses (ones that would go to the industrial parts). I would also like expanded recreation to include bridge clubs, chess, etc. Apartment complexes need separate garbage bins for recycling. We need more reliable electric, telephone and cable, we have constant outages in our area. R.P. has just about the best senior citizen facilities and programs. Keep it up. It's wonderful. Also, parks, pools, community center are a step above most by far.

0128: I do think the City does a fantastic job for needs of youngsters, middle age groups, families and seniors. One of the reasons I moved to this City!

0130: I think that the City needs to lower rents altogether. The rent in the City is too high to afford. It might help the homeless. Since R.P. city doesn't have a HUD program itself, and HUD is so hard to get on, many people can't afford to live.

0133: I've only lived in R.P. for one month so I don't know enough to answer all the questions. But, a Price Club would be a very welcome addition and give us tax revenue!

0135: Noise is an important problem because I live only 1 block away for 101. Barking dogs and radios are a problem.

0136: Stop signs at more intersections, especially those leading to schools. Need 4-way stop at Country Club/Emily/Santa Dorotea Circle intersection.

0137: Stop building and expanding period. No more stores, apartments, homes. I moved here 8 years ago and I feel soon R.P. will be no different from San Jose. Stop Codding!

0138: Widening 101 will simply increase more use and more congestion. We need rail source.

0139: Something should be done about R.P. City ordinance that allows cats (pets) to be trapped in cages and turned in to the pound, because most cat owners don't know about this R.P. ordinance and wouldn't think to check the pound for their missing pets! I know from experience. Two of my cats were put to death before I learned of it!

0142: R.P. has done an excellent job of planning for growth. I think the major focal point of future planning should be improving the quality of what we have now as opposed to rapid expansion. Moving here from Modesto in the past year has been a good move for our family. Modesto doubled its population in a 15-year time span and is just now beginning to deal with the problems rapid growth has caused.

0144: Terrible planning; too many ugly track homes. Yards are tiny; houses too close. This town/city is on the road to an over crowded, over built bedroom community. The greedy politicians run this town, not the people. Developers from out of state are drooling at the undeveloped land and the politicians including money hungry Mr. Codding will cause many future problems such as waste disposal, overflowing landfill, polluted drinking water, unclean air. Take a look at Sebastopol. That town belongs to the people!

0146: Lots of noise from speeding vehicles - Snyder Lane. Fewer apartments - more middle income housing. Never see a police car moving?

0147: A monorail is quiet!

0148: City is not doing an acceptable job planning without an updated General Plan. No new housing needed. Growth issues need to be discussed at this time. A long-term study and many meetings are needed to update the General Plan. You are building without EIA. The quality of life is being threatened. We do not need Olympic size swimming pools. We need more money spend , libraries, public safety.

0149: I don't go out much, but is there a building for teenagers to get together afternoons and evenings?

0151: Need not just more stores but larger department type stores. I'm never sure what is available to my shopping needs. Other than foods, my shopping is all done outside the City of R.P. City ordinances should be enforced more when it comes to recreational vehicles parked in front of homes. Older sections of City (A & B) need to fix up front yards.

0152: The City needs to make sure existing bike paths and walkways are maintained constantly. "Officer Friendly Program" needs to be reinstated. The City and schools need to keep parks and playgrounds in good working order (grass cut, water fountains working, sprinklers repaired). The City and SSU should not double up facilities (i.e. 2 new performing arts centers - not too smart!!)

0155: My job doesn't allow me to take public transportation. I think we have enough apartments and low income housing.

0158: I feel growth should be controlled by the amount of industry in R.P. or Sonoma County. I do not feel we should be a bedroom community for S.F. or Marin County.

0161: I live on Snyder Lane and I hear the boom-boom radios as late as 1 or 2 o'clock in the morning sometimes. I'm just dozing off when one goes by and I jump straight up. I'm 63 years old, recently a widow and sometimes find it hard to get to sleep. Those radios that have that pounding sound go by on Snyder Lane as loud as they can 1 and 2 o'clock in the morning. Some law should be passed to stop them. Thank you.

0162: Personally I think present government is doing a darn good job. Now if we can just get the Sierra Club off your backs, things may continue to progress smoothly.

0163: We need more affordable housing. It's impossible for first-time buyers to purchase a house. Rent is too high. We need less video, yogurt, pizza shops. More department stores. It would of been nice to have a large grocery store in new shopping center on Snyder Lane.

0164: The planning in R.P. on housing is very poor! The planning in R.P. on parks and recreation is superior!

0167: Please don't build on all the vacant fields in R.P. We moved here 10 years ago from San Jose and would hate to see all the fields and trees turn into cement and empty office buildings like San Jose. Fewer fast food - more quality family restaurants.

0171: We should improve the level of fire protection in the City. It is deplorable.

0172: Need See's candy store. We have to go to the mall or Coddington to purchase See's candy. Need more buses on #12 and #14 and buses should operate on Sundays. Bus service is important to senior citizens - more buses, especially on Sundays. I love it in R.P. A very friendly town and the sales persons in all stores are terrific.

0175: Bart (not railroad) should be encouraged more to eventually be linked with the rest of the bay area.

0176: We are generally very happy with City government. Owners of rental housing should be required to keep up the exterior appearance of their properties. Separate police and fire services so we have protection of full-time fire personnel.

0177: Why not put meters on water? I resent paying the high city service bill when I am a widow living alone on a very limited budget. Before we build shelters for homeless, how about giving seniors a break (especially single seniors) so we don't have to join the homeless. Really can't afford to subsidize others any more. The water in R.P. is terrible!

0180: Some neighborhoods are a disgrace with poorly maintained homes, fences falling down, etc. (Sections A & B) Noise from car radios is also a problem. Can an ordinance be enacted to control the volume of car radios on our streets and in our neighborhoods?

0181: "B" section needs drastic improvement. The City should force these property owners to maintain their property in a respectful fashion. Too many of the homes in "B" section have drooping fascia, peeling paint, tall weeds, and junker cars in the front of the homes. The area is an embarrassment to the entire city. U.S. 101 should also be widened to accommodate the influx of people to this area. Commuters are going to multiply and the current setup upon 101 will not meet those needs. Also the City needs another high school. One high school in a city growing such as this one is definitely is not enough.

0182: You have done a wonderful job making R.P. a beautiful city.

0188: Rent control on apartments is a problem. The older the apartments, the higher the rent and the complex gets run down. Students, such as myself, who can only work part-time and go to school full-time have a hard time finding apartments we can afford which are half-way decent to live in. Please consider this in the future!!

0191: I am a senior citizen and walk my dog on a chain around the creek that is developed as a bicycle path. The only thing that is most

annoying is when a bicycle is behind me I can't hear it and have come close to being knocked down or run over as my dog did because they don't let you know. It should be mandatory for them to have a bell or some way to let you know if they are behind you. They really race at breakneck speed. It should be a law. Our hearing is not so good when 65 or over.

0192: I would appreciate results of this canvass as I am curious how other people in my community think and feel about these issues. Also, do you send the Minutes of the Council meetings to homes?

0193: R.P. should develop a large soccer park to host collegiate, high school and youth games and tournaments. We have enough softball fields.

We need to address the homeless issue before it becomes a big problem and the situation of 101 through town.

0194: "Boom boxes" on car radios should be against the law in City limits anytime of the day. Widening 101 will do little to ease congestion - a commuter rail is mandatory! Since R.P. is a city of young families, a large park for games, picnics, biking and hiking should be available. More bike trails that would be accessible to Raley's Town Centre would be nice.

0197: City developing too quickly. Too many new projects. Taper that to a slow growth for community. Green belt "must" be kept around city. Population increasing too fast for jobs, transportation, schools to keep pace. Low income housing not the answer. Would increase population too fast. Born and raised in S.F., moved here to get away from overcrowding and asphalt jungle. Want R.P. to remain more countryish!

0198: Buses should be available every 15 to 20 minutes. Expanded times and less waiting for transfers. Transfers should be made at the same place people are let off and transfer buses should be available within 5 to 15 minutes. Open space allows places and ways for people to get out in an atmosphere that engenders community mindedness, health and enjoyment. When people are content, they generally take more involvement in those concerns that concern their city and environmental needs. My "no" answers are my way of saying "I don't know." I hope those who are more versed in those issues will decide responsibly.

0203: We shouldn't give anything to the homeless. Tell them to get jobs! Should take care of themselves. We do.

0204: Renters of apartments/condos/houses are garbage dumps. Also, too many people in them. School children should not be out at lunch time. Also, they should have courses on manners. At lunch and after school should have police on Snyder and Southwest Blvd. Prohibit dogs being let loose and dumping anywhere. Cars parked any way they choose and police looking the other way. Cars parking in fire lanes.

0205: What did earthquake have to do with delay of this survey? Pete Callinan seems to run the City his way. Why have a Council?

0206: These are great questions!

0208: R.P. takes good care of the upper class but doesn't take care of the poor.

0212: Tennis court at park. Open mall.

0215: Low-income housing. Transportation so that one bus will connect with another when you have to transfer instead of having to wait 30 minutes to an hour for a connection. Take a bus at least 4 times a week.

0216: I love this City. We are very lucky to live in such a clean, beautiful place and be so close to the beach, the mountains and S.F. I've never seen such a well-planned, clean place to live for all age groups. There is something in R.P. for everyone.

0217: Is the "M" section ever going to get a school and a park? Also, the bus service is very poor for public school. The "M" section gets bused to Waldo Rohnert.

0221: Widen the freeway. This is ridiculous.

0223: We have lived here for over 20 years. R.P. has been great, only it has grown so fast. Really the police and fire department do a fine job.

0224: Return the Pioneer Stadium to AAA or AA or even single A baseball. This way our senior league, high school and American Legion baseball teams can play there as well.

0225: More time should be allotted to updating the City's General Plan.

0230: Take care of the problems facing us now - secondly, the future needs. Our people are suffering now.

0231: I applaud the efforts of the City. This is a terrific place to live, work, and relax. Please continue to work with potential new business as you have in the past. The City should not have to tell residents they can shop or work elsewhere.

0232: The developers of R.P. (Rogers & Coddington) have the City Council in their back pockets. All of the Council's decisions are based on developing new areas to make the City more money. The Council gets like they are innocent victims of growth when in fact they are the ones controlling growth. They need to consider improving the quality of life without rampant growth in the name of making a dollar for these developers who are turning R.P. into another San Jose.

0234: It would be nice if R.P. would include more shelters for the homeless. Also food programs and health care for the homeless. We should have more low-income housing programs for apartments in this area. Improve the quality of entertainment for young people under the age of 21.

0236: The City should encourage large companies that already have offices located in R.P. to expand to allow more R.P. residents to work closer to home.

0239: Need widening of 101. Need rent control on fixed incomes for seniors in mobiles. Need low-cost housing. Discourage homeless from hanging out here in R.P. I have been bothered by the barking dogs at 398 Carlita Circle for the 3 years I have lived here.

0240: Keep on making our City a nice and quiet place to live in.

0241: The Price Club shopping center should be constructed as soon as possible in R.P.

0244: R.P. on the whole is an excellent city to live in and raise a family. Suggestion: tree and shrubbery maintenance program be made available to residents.

0245: No new housing needed. We do not need any additional growth.

0247: The new City Hall should be built soon. Slow down on annexations.

0253: Housing should be rent affordable for existing residents. Noise problems would not be so much a problem if houses were built with this in mind. Double pane windows, proper insulation. As a renter, I have no control over this lack of design. Newer housing should be better quality for the prices they are asking! Apartments and condos should not be mixed in with single family neighborhoods.

0256: The one question you did not ask is concerning adequate parking for those people who want to use public transportation.

0257: Garbage collectors are a noise problem in R.P.

0260: Houses are too close together! It's just a matter of time until the lack of consideration causes problems between neighbors - a hot head could get trigger happy or something. People that use their garage as a workshop or living area in G section impose on neighbors' sleep. Our neighbors use sidewalk on side of house, loudly closing door and gate from 5 a.m. until 11 p.m. If you're going to allow houses to be built so close together, there should be some restrictions of activity outside others bedroom windows! A few less houses and a bit more room would be a big help.

0262: I think it's almost criminal that planners have not moved more swiftly and urgently to urge and support commuter rail service on the existing rail line running through R.P. There are talents here that could have completed the job years ago. Who is getting paid not to let the project happen? I am angry about this neglect of a public need by the City planners!! Wake up!!

0264: The growth in this community needs to drastically slow down. There should be no new houses built at all! A big emphasis should be put on recreation for the whole community to keep this town a family town. I moved here because it's a good family town. I'd like it to stay that way.

0266: Just because I encourage water conservation doesn't mean I approve of metered water; I don't.

0267: We love the City of R.P. I feel that there is room for improvement. Our City needs a new R.P. sign and larger. A night drop at the City of R.P. to pay our bills (water & garbage). Also, we need some road work done. Number one mess is the driveway to Raley's shopping center.

0268: Traffic in town is too dense. New development on East Cotati by SSU is unfounded. It will cause increased traffic and it de-beautifies R.P.

0269: City should take steps to annex the Cannon Manor area south of SSU ASAP.

0270: A very Orange County town. Leave it alone. I prefer Petaluma and rural living. This is a bedroom community. I do not shop here, I sleep here. Keep it small. I like to see fields and hills, not hotels and concrete. I used to hate it here, it's getting more tolerable.

0275: Please hurry with the swim center! You've been talking about it for over two years while I'm driving to the YMCA at 5:15 a.m. because it's the least crowded time to swim. I would love to swim indoors in R.P. Hurry, hurry, hurry!

0280: The CC & R's are not enforced. Trucks, campers and recreation vehicles are unsightly parked in front driveways so we need a storage lot for them and it should be enforced. Too many folks do not use their garage for their car, so the streets are wall-to-wall parked cars. The City is kept very clean by City crews and we can be proud of that. More pride can be an asset for City in keeping up homes and yards. Planning problems: by cutting lot width to 5 ft. on sideyards, recreational vehicles can no longer be stored in side yards, which is detrimental to City and property owners. There should be 10 ft. sideyards (on one side at least).

0281: When we moved to R.P. 23 years ago, one thing that attracted me to the town was that no vehicles would be allowed to park on the street overnight. All I seen now is that many of our streets look like parking lots. I also would like to see a clean up, paint, etc. for homes in need of them and an attitude of pride in each home. Especially Adrian Drive etc. (If owner can't afford, then City would help.) If mowing needs to be done, get youth involved in helping senior citizens, disabled. Boy scouts lost the Scout Hut, now many groups have nowhere to meet. It seems like sports get all the support and boy and club scouts are forgotten. We need a large building for scouts to meet in with several large rooms.

0284: I don't want R.P. to become a glutted, over-populated city. Limit growth and maintain a high quality of life. More questionnaires like this. I am pleased with your interest. I want to stay in R.P. permanently but not if it's over-populated. The urban/rural mix is excellent.

0285: All means necessary should be taken to prevent our area from becoming another San Jose. What little open space, agricultural areas should be preserved.

0288: We need more low income apartments for our seniors that won't be sold in a few years requiring them to move to a more expensive apartment usually at an added cost for moving. How about more apartments for seniors only. We've raised our families and would like our own space. Forget the mayor's proposed Olympic size pool. We don't need the exposure or the added traffic, noise, etc. it would create or the added expense.

0289: Let's get on with building "Price Club" and the extension of the road connection to Santa Rosa Avenue. I've had enough of Harvey Bell and the Sierra Club!!

0290: Traffic is terrible.

0292: R.P. is wonderful but there should be a leash law for cats so some people would not have to clean up other peoples' animals' waste. Also a park in every neighborhood is enough. We need more schools.

0298: Housing too expensive for single person.

0299: I think our traffic is the one thing that needs the most attention. If you add more lanes to 101, it will just put more cars on the highway. That is why we need a commuter rail service. Also, I think the growth should be put on hold until our water and sewer resources are better taken care of.

0302: Water most important issue. City should change attitude of growth. Means more tax dollars. Growth means more tax dollars go to police, fire etc. not golf courses, indoor pools, etc. We have a softball field that is not used 90% of time. City seems bent on spending money with no concern for water or sewer conservation.

0304: Agree and disagree are not viable answers to most questions.

0305: I have always felt good living in R.P. I had always thought the long term planning was insightful. But it appears that growth has overrun planning as evidenced by the "improved" intersection at Snyder and East Cotati. The improvements have turned this into a killer intersection and I refuse to go near it until there is a signal light.

0306: Make sure rail service is completed prior to start of work on 101.

0311: R.P. is a beautiful, well planned community where 4 generations of our family have resided for 20+ years. We love it more than we did 20 years ago. It's a wonderful place for a generation to work, live, play and shop. Well done planning!

0312: The stoplights are too long in length of red lights and seem to have no connection with traffic flow.

0315: We have low income housing already. It's called apartments and contributes to transient school population. I see a large transient population in R.P. that is detrimental to education. Many children from the apartment areas move 5, 6 or 7 times in their elementary years. This is not good for our future.

0316: The City is doing a good job except there should be more recreation or stores because people go to Santa Rosa for shopping and such so the money spent is elsewhere.

0318: We moved to R.P. because it was a small town and had a friendly atmosphere. We don't want it to turn into another Santa Rosa.

0319: I think that getting residents' opinions is a good move towards trying to determine of what importance things are to the community in which they live in. Thank you for at least considering our thoughts on the issues concerning our community.

0320: R.P. is a fabulous place to live. A & B parks need gangs removed!

0321: Boom boom boxes are a noise problem.

0324: Move quicker to stop the Sierra Club from stopping the development of Price Club and other businesses west of 101. Thanks for the fall clean-up dumpsters. Great way to keep the City safe and clean.

0325: R.P. is a great place to live!

0328: Control growth. Cut cable tv prices. Continue good work. Don't raise fees.

0329: I love the family areas and would love it to stay this way a community.

0330: This questionnaire was received on 10/26, only 3 days before the town meeting which tends to indicate that the City fathers are not much interested in citizens' comments. Using the earthquake as an excuse is a little farfetched since it appears as though it was not mailed until 10/24 or 10/25. Were the City offices closed 10/18 - 10/20?

0331: My wife and I lived in an area much like R.P. A planned community by one developer, Centex Corp. Today Elk Grove Village, Illinois is a very desirable community with all varieties of housing, commercial, industrial, development. R.P. is much nicer in all respects. Dump the Sierra Club!!!

0332: Limit on eventual size puts you in a box from which there is no escape. The "not in my backyard" syndrome must be avoided. City management is in a rut with too much emphasis on recreation and not enough on attracting business to establish a rounded, complete city. Get away from the "bedroom" concept.

0334: We seem to be letting certain areas of town get more run-down by the week. Covenants and laws should be followed regarding appearance of business or home, otherwise we'll look like some areas of San Jose. We even have a 2 story home on Flores that looks bad!!! It needs paint, yard work and general clean-up and someone across the street is trying to sell his home. A third golf course is a good idea near Petaluma Hill Road. Don't put another golf course with nice homes near the freeway!

0335: R.P. is a great place to live. City Council, Planning Commission and City staff are doing a fine job. Due to increased traffic, we need more walkways for exercise. A large (50+ acres) park would be desirable. Recreation facilities are fine. My main concern is traffic

congestion on 101, Expressway and Commerce and the awful mess at Golf Course and Commerce intersection. Keep up the good work!

0337: Dogs should not be allowed to run free on the golf course. Something should be done about the large piles of dog excrement on the public walkways. The speed limit should be enforced on residential streets (Fairway Dr.).

0339: To help reduce noise in R.P. consideration may be given to the construction of walls along US 101 similar to the ones in San Rafael. We really need to get people out of their autos and onto mass transportation facilities. I think this canvass is a great idea for getting input.

0341: No more fast food restaurants. More American type food restaurants. No more Chinese etc. restaurants.

0342: My family moved here 19 years ago when I was 12. We moved here because it was a small town and some other reasons. It's getting too big. Who are we trying to compete with anyway? I used to believe in that sign "Rohnert Park the Friendly City." Starting to wonder now.

0343: R.P. is a great place to live. Callinan, etc. have done a good job to date...danger now of not using the same thoughtful planning as in past. \$\$\$ is influencing plans...please be cautious...San Jose...no way!!!

0349: People are storing boats, R.V.'s in their driveways. This brings down our community.

0351: Who made this up? Junior high school? We have no leaders. We have elected or appointed officials, most of whom could not lead a thirsty cow to water. The landowners and developers have their own way with the planners, Council and other officials. If you guys can't get items like this out in a timely manner, close up the shop and go back to sleep.

0353: We must have a fire department. We certainly should have a shopping mall. R.P. is a beautifully planned city but by bringing in cut-rate stores such as Price Club, Levitz Furniture in my estimation it brings the beauty of R.P. down.

0356: Some of the most important matters facing R.P. were not addressed. Overblown salaries for City officials; outrageous charges for cable TV and the water and sewer department; non enforcement of the mobile home rent control ordinance; shoddy building, especially of condominiums; general disregard of the wishes of most citizens in favor of developers, and worst of all, the general cronyism at City Hall. Another matter not addressed was the truly awful quality of the water in R.P. Also, why do we need a 5 million dollar theater for non-existing performances. And finally, why waste money on a questionnaire when nothing recommended will be heeded?

0357: I love R.P. but driving through the little town of Cotati is depressing. It could be very quaint but all the video stores and run down buildings, car repair and an old motel are real eyesores. The plaza behind Rotten Robbins could use some trees and beautification. It doesn't blend in with the area at all.

0362: Would like to have an indoor pool built within 5 years - Olympic size not necessary.

0364: It would be much more convenient if there were more gas stations on the east side of R.P. 101 needs to be widened very soon. It's ridiculous during rush hour and bad during any other time. Top priority!!

0368: Mostly I would say I am happy with R.P.

0372: Several of the questions should have been answered with yes or no's instead of this format. We feel the City is very well run, has an excellent police department, and we are proud to live here!

0373: I am, and always have been, very proud to live in R.P. (13 years).

0374: The shopping center on Southwest needs to be updated. It looks like a slum area right now.

0375: We need a fully staffed paid fire department!! A secure feeling to know firemen are on call and not right at the fire station.

0378: Boom boxes in vehicles passing through neighborhoods at 30 mph are constant! Can't something be done? I'm very impressed with this community's efforts to create involvement, future plans, and an atmosphere of friendship.

0379: A & B sections, yuck. There should be more affordable housing built in R.P. Most families cannot afford homes that are \$200,000 and up!

0382: Growth can't be wished away but it can be accommodated. Issues such as smoking, barking dogs and recreation are a waste of time and not the business of local government. Think critical issues are affordable housing and transportation. If we have those, i.e. a larger tax base, we can afford water, trash disposal, etc.

0387: I strongly support recreation but the softball concept is out of hand with too many adults from outside R.P. Rosters are a joke with respect to residency.

0391: Noise problem with car radios. Repair present walkways. People who are to work on community service projects might be able to pick up litter which is an eyesore in this attractive community. Educate the rest to refrain from littering.

0395: I moved here from Santa Rosa about 3-1/2 years ago. I like R.P. very much. The only stores I really miss are Thrifty Drug and I wish there were more second hand stores. R. P. is a beautiful town. I really like all the parks.

0398: The obnoxious use of sirens all over town is a problem. It seems unnecessary for each succeeding emergency vehicle to use their sirens when others are already present.

0403: Control growth. Build quality single family homes. Encourage conservation, recycling - including motor oil. More parks for picnics, playgrounds, etc. Not a lot of shopping centers - there are enough. Enough fast food. Utilize and update old buildings instead of new buildings. What is the deal with the ballpark - waste.

0405: Santa Rosa is a mess of cars and crazy building and no roads to drive. I was born in San Jose and now look at it. Why do you ask our opinion when you let the City Council and Planning Commission and Fire Inspector okay to close off our back gate in our yard and let a contractor build 2 homes. One next door and right up to their back yard fence and also build up to our back yard fence. Their yard faces our yard. If a fire starts downstairs the steel front door you can't touch and with pressboard all in the kitchen, how do we get out? The Council refuses to listen about safety.

We live in the condos and just moved here the 3rd of October in Redwood Park Estates, Parkway Drive off Snyder Lane, and we are just sick of the building and hammers going. The loud radio going. They carry beer cans in their work strap around their waist. They start before 7 on weekends and work till late, 8-9-10 p.m. I don't think we can take it again. They get mad if you tell them no weekends and no working till 8:30 and no later than 5 p.m. The beer cans all over and nails all over. We have our rights also.

How would a fire inspector give an okay and take our back gate away. After being in a fire and the back was the only way out. The law always says to have 2 ways out of your home. The Council meeting last Tuesday I was ill. There will be problems here mark my word. Also, their deck will face our deck and cut the sun away from us. Not fair for greed to get his way. I could not sleep thinking of this all. We are angry.

0408: I wish the City had originally planned for a "downtown" instead of isolated supermarket centers. Until 101 is widened, no further growth should happen in this part of Sonoma County.

0410: Yes, you should limit the pace of growth because what I have seen is lots of growth very fast, but your schools are very far behind. My children have to go to private schools.

0411: R.P. needs slow, well planned growth. The current City Council is too pro-development. It has gotten our City into legal trouble. This planning process is being pushed through just like you are building this City; i.e., I received this today, 10/26. How can I send it in by 10/25. Also #13 had no place to put an answer. Lastly, why would anybody give input if they live outside of R.P.

0413: Educate and not lie to the people because of \$\$\$\$. Pollution and land use I believe are most important. It boils down to basic conservation and not waste. Money and politics aren't the answers. By the way, we did not receive this until 26th.

0414: Traffic on 101 in R.P. section is a serious problem for commuters and I think sooner or later it will have to be widened anyway. Also, I would like to see more developments in the Recreation Department with better facilities and more diversified activities, sports, etc. There has to be a balance among the growth of population, jobs, and facilities, yet I think the growth of population has far outpaced every other category.

0417: State Farm forces residents to walk in the street because they refuse to lower sprinklers. Everyone complains about it. Noise is terrible from car stereos day and night. Every community should reach out to homeless. I don't know of any in R.P. but I'm sure they're out there. I also think the police needs to have someone in the station so when you go and ask for help you're not turned away because there's no one on duty now. The girl on the switchboard just says I'm sorry I can't help you and there's no one here. I have never lived anywhere where no one was in a police station to help you. All ours are in coffee shops and apartment complexes having a meeting and

chewing the fat. Is that what we pay for?

0420: The police are an embarrassment and the biggest source of noise. I have never experienced such a non-professional group of bozos. Serious attention needs to be paid to their credibility. They are like a bunch of little kids with guns.

0423: I strongly oppose the idea of converting any more apartments into condominiums. Rents are high in R.P. now because there is no rent control. By allowing condo conversion more apartments will disappear and those remaining will have rent increases that will not allow a large section of people to live in them. Also, because of the price of housing in No. Cal., another group of people will have to move because they will not be able to afford the price of buying their old apartments. You need a good cross section of people in all income levels to have a successful community.

0424: Disagree with increasing population unless sewer capacity is changed. Agree with a commuter rail service, but not if it goes straight to Larkspur without stops past Petaluma. I already recycle my own cans and paper. I would prefer homes with 1-2 acres or more surrounding R.P. The transportation plan that has been discussed makes freeway travel too convenient and mass transit too inconvenient. My husband would take bus/train but none run at night to get him to work in the City by 5 a.m. I work in Terra Linda and I'm not interested in transferring three times and taking twice as long (and paying a babysitter) and paying more than my gas - wake up! I also think this swim complex plan is getting too big. I just want a neighborhood pool and one that is adjacent to the sports complex so that people can swim laps when working out. One that could be used for high school swim meets.

0426: Water is wasted by just about every apartment complex. Radio noise is a disgrace. "Boom-boom-boom." Do not widen 101.

0428: Someone needs to put bigger speed limit signs on Country Club Drive. No one ever drives 25 mph. I hope no one's child is ever hit and hurt or killed due to people driving down Country Club Drive like it's a freeway.

0430: My reason for 8 no answers is that I know nothing of those issues. I can't make an intelligent decision without knowing more.

0433: I think we are filling up available space too fast. Too many apartments and big houses. I worry about water and sewer. So many wells. Where I live it's very quiet. I love R.P. and hope it does not become a big city. I drive but being a senior citizen I go places at times other than rush hour.

0435: We need housing for seniors besides mobile home parks. I would love to find a nice home but because I'd need at least \$200,000 for my needs it's impossible.

0436: There should be a safe bike path to Santa Rosa.

0437: Limit noisy car radios. Not allow train whistles at night when train passes through the City.

0438: The City Manager is grossly overpaid! He is in league with Coddling. The developers seem to get whatever they want. The recreational center is under used. It needs to be made more attractive for membership. Take some of the manager's salary and heat the swimming pools - it's money better spent!

0442: We recently moved here from the east 2 years ago. Real estate is booming, houses went up everywhere. The initial cost rose substantially, it was a "sellers" market. Then with all the new construction, houses began to sit and not sell and the prices went down. We can see the same pattern happening here. Don't sell out R.P. You'll regret it!!

0444: Why was the General Plan not kept up-to-date? Now the City is trying to justify what it has already done. Arrogance of elected city officials towards General Plan updating is appalling! In the interest of a limited natural resource, water meters must be installed in residences and businesses — section by section from newest to oldest - cost added to quarterly bills. (Monthly bills would be preferable.) R.P. should have separate fire and police departments.

0448: It would be nice to see R.P. develop some sort of cultural life. Presently non-existent.

0449: What is very appealing about R.P. is that it is geared toward the community of family living and a mostly middle income lifestyle. But it must be kept in mind that most R.P. residents commute to Marin because of the lack of high paying jobs in a community where it costs more and more to afford a family home.

0452: I will not use recycling program - if you have to flatten cans, take labels off containers, jars, etc. I have a trash compactor. Why

should I go to the bother for someone else to make money off R.P. residents. Don't use the same old song and dance, it will keep our garbage rates down. They are making good money on recycling. I have not seen our rates go down!!

0456: I also feel more stop signs should be put up on Country Club Drive. Cars are much too fast on that street. Children and adults are at risk when crossing Santa Dorotea and Country Club (first one heading north).

0457: Intersection on Old Petaluma Road and Expressway needs to be better lighted at night time.

0461: Noise from train is an issue but too important to drop due to noise. So many of its residents commute south. Something has to be done, preferably more rapid transit than buses; i.e. trains.

0462: The population should stay at 40,000-50,000. Freeway should be widened. We need more low income housing. Roberts Lake should become permanent recreation lake. A green belt should be established.

0465: Would like to see a Lucky and a Pizza Hut established in R.P.

0466: Police should be trained better. They should be more aware of what they are doing.

0467: I support intelligent growth. Keep planning for and supporting growth. Do we have an "operation identification?"

0468: As a newcomer to R.P. it seems to me that there has been good planning by those responsible. Get on with that additional waste product treatment facility as soon as possible. All those responsible for planning, issuing permits, variances, should be ethical in their practices. Do not leave anything not in accordance with laws and environment up to be judged wrong down the road. Run out the Sierra Club. I personally think these are for self-image activities.

0472: Speeding vehicles in residential housing areas and loud auto radios should be stopped.

0473: The conversion of apartments to condos should be strictly forbidden. This is unacceptable for middle income folks whom would like a "decent" place but can't afford the up-scale housing.

0474: We should be concerned about future growth and making sure we have enough trees. Let's not turn R.P. into a L.A.

0476: Vacant stores should be filled before new ones are built. Very few people have the luxury of working and living in same town. Toxic waste is a problem at any level and needs to be disposed of properly and therefore the need of community interaction.

0481: Some of the most important things to me have been left out of this form, such as education and upgrading youth sports and activities. The young people in the area are the real future of any community.

0482: We should have adult cable TV stations such as Playboy, etc. on our CATV system. It would help the cable company make money and lower other rates such as basic.

0484: A wider variety of retail stores is needed. Mobile home parks seemingly are excluded from the recycling program because of technical reasons. Some consideration should be taken to enable these areas to participate in a practical program. Roberts Lake should be developed for local use only. There are no recreational facilities on the west side of the freeway.

0485: I enjoy R.P., it's a compact, accessible, generally well kept town. I would prefer to see more parks and family recreation areas to add to the "family town" atmosphere.

0487: We live in B section and I see a lot of the fences are delapidated which does not help the overall appearance of the area. Even though we have a good income with all our family expenses it would be difficult to come up with enough money to replace our fence. I would like to see a City assisted program for A and B sections for low cost fence replacement. We have recently had the experience of finding ourselves with a defiant runaway teenager. We are very frustrated with the City as there is no immediate crisis intervention available. I think if there was a service available that connected the police, school and counselling in a team approach that the child and parents are immediately placed into, some long term problems may be averted. Troubled youth can wreak havoc on a City and be very costly (crime, pregnancy, etc.). So most preventative measures would probably end up cost saving. This is particularly important in this City where both parents usually have to work or there is only a single parent. Before we keep adding to our population we need to carefully look at our family support systems.

0493: #33 should be #32. R.P. is growing much too fast. If it continues, US 101 must be expanded and more buses and rail service. We don't need another golf course or softball field. My children want Roberts Lake to stay the way it is. The recreation in R.P. (Scandia, bowling, golf, rec. center, etc.) are just too expensive for the average family. Most people here are not rich!!

0494: West side of town needs more bus service going to and from other areas of town.

0496: We need more business in the area in order to provide more jobs. The City should lure big companies into the area. Why not have a monthly televised 30 minute commentary about what's going on in the City and how we could help.

0500: R.P. should consider removing half of all the stop signs and get stop lights timed. It's difficult to get through the City because of all the stops.

0502: I would feel a lot better if R.P. had separate police and fire departments. If we can't afford it, I would be willing to pay for it. State Farm Drive needs to overpass 101.

0511: I don't commute but would use a commuter rail service if I did. I feel the City is growing too quickly without enough thought for future impact. I have lived here only 3 years and can't believe the increase in traffic congestion, crime, etc. We have very nice parks and bikeways, good sports activities and for the most part a clean city. I feel there is a need for cleaning up A and B sections. Parts of them are terrible, esp. Adrian Drive. Is this an absentee landlord problem?

0512: I am thrilled about our new theatre. We have a wonderful community. I also like the trash service that we will soon be on and the recycling. Also community trash bins periodically. Thanks for asking.

0513: I also think it's a waste of taxpayers' money to even consider building the Olympic size swimming pool the Mayor was talking about. It would only put our city in debt forever for so called prestige.

0515: Traffic is getting too heavy. More houses more traffic. Too much growth.

0520: I think we have a great parks system. I think R.P. is beautifully maintained and a wonderful place to live.

0523: I have lived in R.P. only a short time, less than 2 years, and I am also new to the west coast so I do not feel qualified to comment on most of these statements. R.P. is an excellent place to live. I have only two comments, one major and the other minor. First, the buses do not run at night or on Sundays, so we elderly people cannot go to any events at those times. I have an idea that events at the new Cultural Center will be evenings or Sundays. And even now we can't get to SSU for events. And on top of that there is no R.P. taxi Co. I have never faced this problem in any other city. In some places there are coin boxes for newspapers which are no longer used but stand empty and sometimes broken such as near the bus stop across from McDonalds. It makes the area look tacky and terrible.

0525: To balance the number of jobs and homes in R.P. is impossible without balance in S.F. Locate homeless shelter services closer in Santa Rosa. Existing housing is degenerating. Look at "B" section. We've got plenty of middle income homes. Don't build any more. Build overpass so they don't have to blow their damned horns! That's the biggest noise. The City should thoroughly inspect all new construction and not rubber stamp the permits for big builders. The City should require fire sprinklers on all new buildings, including houses. Prohibit wood shake roofs and require all hot water heaters to be strapped in. No new mobile home parks should be allowed within City. Owners of mobile home parks should be given freedom to charge profitable rents and convert or sell property. We need upscale quality restaurants. Don't allow any more high density or rental housing. City needs an emergency coordination center with R.A.C.E.S. Take survey more often.

0526: We are new here and we like it a lot but traffic on Adrian Drive is way too fast. Dozens of cars run stop signs at Bonnie everyday. Police service is very good but they need to be down here in the evening time before someone gets hurt! We enjoys the parks very much.

0528: Make these questions apply to me. I am a student and I rent an apartment.

0530: Traffic in the Park hasn't been properly laid out over the years. It is a major effort to get from one side of the City to the other without going many blocks out of your way. Too many streets that should have been throughways create bottlenecks.

0531: These observations are made after having lived here for 40 days.

0532: The City should stop making exceptions for people like Coddington, Rosen, Condiotti, Davis and Rogers!!! Price Club will cause disaster

for many small businesses in town. You are ruining R.P.

0534: R.P. Expressway needs to be extended to Stony Point.

0537: Please preserve the Sonoma mountains, Petaluma Hill road area! Countryside is gorgeous! A man made lake like Roberts Lake should be developed away from freeway noise. We need the water part desperately. It adds a tranquil, soothing touch to our outings. We lived in a clean, neat midwest city that had this ordinance; if the house was in bad repair (paint needed) or the lawn was unkept, the City (after warnings) would mow lawns, and bill on the homeowners tax bill so absent landlords could not "milk" their property and leave them unkept. Great idea! Thanks for listening planners! You have carried us from "a cracker box tract" to an exceptionally beautiful place to live!

0538: We desperately need homeless shelters and housing for middle income. Please widen 101 to 6 lanes. We need it. Don't make Sonoma County an undesirable place to live. Put in a rail system to help commuting.

0539: We need many homeless shelters and more low income housing! My family and I have been homeless and we know how hard it is to be secure in this community.

0544: Crime reduction and drug enforcement should be higher priorities.

0550: This is a very nice town to live in. Sometimes I feel you have very strict laws that I think should be rewritten. One thing I don't like about the City is the way you have to drive through so many neighborhoods to get to stores, etc. The Taco Bell needs a drive-through.

0554: Do you really listen to the residents? Seems like the City Board, Planning and all the big shots make the decisions which is unfair. They want money. Too bad they can't enjoy nature! How can you have a deadline of Oct. 25 when we received the survey 10/23. I hope you accept all surveys for your report, if not you're cheating!

0556: Would like golf course off Snyder Lane. Love the way R.P. plants trees in the streets! Would like to see a major grocery store near the new development off East Cotati.

0557: We are trying to get a barbershop chorus started in R.P. Need to meet on Wednesday night. Need a sponsor, please help.

0558: People with no pools or spas are paying same cost for water as neighbors with pools. Local bus line re-route suggestion for senior citizens and school children (diagram attached to survey).

0560: Community living in R.P. can best be maintained by continuing the school/park/housing/shopping areas philosophy as in A, B, C, D & G sections.

0562: I think the City of R.P. has done a good job of planning and I hope the "no growth" groups will back off so the City can get on with its program of planned sensible growth.

0563: I am a retired senior citizen (widow). I chose to buy a home in R.P. in 3/89 because of its parks, tree-lined streets and its size. I have found it to be a friendly town and am happy to live here. I use bus transportation almost exclusively. The R.P. bus drivers are among the most courteous I've known. I came here from Honolulu.

0566: Trucking on some residential streets and auto "boomer" radios are main causes of noise.

0567: Please plan for the future. Keep living costs down. Keep shopping local. The craft lessons for senior citizens are too expensive. Thank you for this inquiry.

0569: With the number of new homes being built in this area, we need an interstate highway system to run from S.F. to Oregon. Widening 101 by 1 lane in each direction won't hardly make a dent in the commute time because there are so many new homes being built. Stop building!

0574: Tell State Farm headquarters not to be so obscene as to run their water sprinklers during rain. City would be vastly improved by limiting rentals. A large park would be enjoyed by all, but another golf course would be enjoyed by a minority. It would greatly help the environment if we'd have some guidelines for disposal of toxic waste. The traffic problems would be alleviated by rail commute.

0575: I lived in B section for 1 year about 10 years ago. I leased this shop about 2 months ago. I have a trailer parked at drive-in storage and told they have to close next year.

0581: More parking at SSU.

0583: We can't very well answer all the above questions as we do not work or take any buses and are not on the freeways during rush hours. We have lived here for 18 years and have been happy here. We came from Orange County where we lived for 50 years.

0584: How much do you consider middle income? The City should not allow camper storage on private property unless the vehicles are shielded from view of the street and neighbors. This should be enforced!! No long term parking on streets. City looks like a rundown campground and parking lot!

0585: The City should not allow RV's, boats, pickups and unused cars to sit on the streets, driveways, unpaved sides of houses for long periods of time. It sure downgrades the appearance of our community. Also, if people do not take care of their yards and homes, the City should have some rules to either help the homeowners or do the work and bill the homeowners. Keep up the good work.

0587: 101 should be six lanes from S.F. to the north side of Santa Rosa. The Expressway should be 4 lanes from Stony Point Road to Petaluma Hill Road. I would like to see the Price Club in R.P. the first part of 1990. I have seen a lot of improvements to R.P. since I moved here about 14 years ago. Everything takes time. The things I felt should be done eventually came about. It is a good thing to grow but I hope and pray that the Sonoma valley does not turn into a L.A. basin.

0591: I feel that R.P.'s City Council and City employees are concerned more about making life easy for Hugh Coddling and other developers than in serving the people of R.P. Having the City Manager on the Board of the Coddling Bank does nothing to dispel this belief.

0593: A city zoo. The closest zoo is in S.F. A city zoo where local businesses sponsored each animal.

0594: Fix the cracks on Expressway.

0602: More future planning. The planning up to now has been the best I have ever seen for a city our size.

0604: Young middle income families are having trouble buying homes. Something should be done.

0606: Public transit is too fragmented. Take Golden Gate Transit, get on Muni or AC, or Sam Trans. It's silly. No homeless shelter. We have plenty of parks and open areas unless the City grows a large amount, then we'll need more.

0614: I am a student of SSU. I have lived here for 3 years and I am amazed at the way that this town looks at the college and its students as a threat and a bother. We bring a large amount of money into this area. I feel that the regulars are quite negative to our growing population. We can help make this town a great place to live and work!

0616: R.P. needs a major drug discount store near Crown Market.

0617: I would like to see Snyder Lane between Expressway and Golf Course Drive completed. It really is dangerous at night. Golf Course Drive needs the white line to continue on to Graywhaler. I'm happy to see offramp at Golf Course being changed.

0618: Some of the neighborhoods are in great need of street lights. It's often frightening to walk on our own streets at night. I do not appreciate the way R.P. is "sectionalized." It's corny and places residents into categories based upon their address which indirectly places one in a monetary classification.

0620: RV's should not be parked on streets. To build a homeless shelter, does this mean that we import the homeless from S.F. or Santa Rosa — no way!!

0621: Growth at a minimum. Storage for RV's. Control of barking dogs. Keep traffic to a minimum. Develop rail transportation.

0622: Disagree with adding more stores, we have so many empty ones as it is! R.P. is a wonderful family community. Let's not loose this to money hungry developers who want a video store, a pizza parlor and a mini market on every piece of available land. We don't need it and it only takes away from the family atmosphere.

0623: I think that R.P. is a great place to live but if we don't stop all this house development, we are going to look like L.A. County by the

year 2,000. We have more homes than we need and too many shopping centers. Build more parks.

0624: I strongly urge planners to limit growth for the well-being of the City's occupants. I disagree that planners are doing an acceptable job; only in the area of not saving enough natural beauty (i.e. off of E. Cotati). US 101 has been fine to drive on during all hours of the day. I have used it excepting only normal "rush hour" times. By not madly filling in this area with housing, US 101 will probably be alright as it is. Yes, recycle! Save the earth! Yes, dispose of toxic waste properly. Save human and other life!

0630: Population should be stopped where it is at now. Screaming children and parents who do not respect their neighbors privacy is most serious noise problem. This community already has increased water and trash rates 6 times in 4 years; there is no way to competitively bid for the contracts because only one disposal company will work in any one area. Why should I make the disposal job easier at my expense and time. Will rates be reduced?

0631: It is very good if City collects waste oil from cars and picks it up once every three months (recycling). City planning for beauty and health is my strong concern so that in the future, our city will be a model. House inspection for good quality structures.

0641: I like the architectural design of the Red Lion Inn and shops, but the new neon sign is disgusting. It reminds me of Las Vegas. I would like to see a better, improved City plan which does not cater to the major construction giants, i.e. Condiotti, Coddling, etc.

0642: Install meters to determine water usage. Get a full-time Mayor at \$65,000 and eliminate City Manager and assistants and install a City Administrator. All under \$200,000. Responsible to the electors. No person should have the right to hire, fire, promote without the electorate's approval. Notify the citizens of rate increases which go into the general fund to pay these salaries before being implemented. And Santa Rosa and the City are ripping us off on the cost of using the sewage system.

0643: Noise pollution control. Runners, bikers, etc. are a hazard on main arteries, they should be banned.

0646: I think that R.P. and Cotati are trying to grow too fast. For example, all of the houses by SSU are being built too fast with no style to them. I ride through these towns and see only 5 styles of houses. What ever happened to houses like those in west side Petaluma. Those styles gave identity to a community. Also, this land is too beautiful to be ruined by these eyesores. I own a small business in R.P., if these problems get much worse I will move.

0647: The City should maintain a higher level of housing and not be involved with subsidized lower income housing. My taxes should be applied to recreation and parks. Let's not overcrowd the City or the surrounding areas with unsightly and undesirable housing. Let's maintain higher standards and not overburden our police force and community services.

0648: No more shopping centers. More open space, parks, greenbelts, walking-biking paths. Bring on the commuter trains. No road widening projects. More low and middle income housing. Implement recycling program in all neighborhoods. Make it mandatory. No one-sport-specific parks. If softball fields are built, they should be soccer fields as well.

0651: US 101 has too much traffic and widening would help cut down on traffic. I would enjoy a permanent lake more. The better R.P. looked, the better people would take pride in their City. There is enough "upclass" houses. Condos are more expensive.

0652: Less multiple unit dwellings. City Council and mayor stop giving into pressure from developers. Expand police department and establish full-time fire department. Quit trying to compete with Santa Rosa; performing arts center, etc. Enforce 72 hour on street parking and parking in front yards. Re-elect Dave Eck so that we keep at least one sensible person on the Council!

0653: Cars are main source of noise - get rid of them - ride a bike! R.P. is getting a serious traffic problem. Promote bicycles and public transportation.

0654: R.P. is the best, far and away, run town that I have encountered in my 63 years.

0656: Low income housing, retirement homes with low payments for people with fixed incomes.

0657: The City is doing a reasonable planning job but it could be improved and enhanced, keeping in mind important issues such as limited growth, environmental consideration to make the City a desirable place to live. Conservation of resources such as water and quality of air and noise which is not a problem now but it could be in the near future.

0658: Bridges and overpasses should be checked carefully on a regular basis and repairs made if necessary.

0659: My husband I like R.P. and think we live in a wonderful neighborhood. The only thing that really bothers us is the growth explosion we see happening in the area. Too many new homes are being built and traffic is becoming horrible! When I am on 101, I am almost always in thick traffic, often even bumper to bumper traffic. I also think R.P. has built some unnecessary buildings like the new gym and especially the performing arts center. I also think that an Olympic size pool is unnecessary.

0660: F section has no park - why? D section has a golf course and a park. Upper middle class homes are not being built. We need a new golf course with more expensive homes.

0661: Radio controlled boats on Roberts lake is the most serious source of noise. We feel like the residents have no say in the many projects going on in R.P. We'd like to see more of these surveys. The F section doesn't have a park for children. I think it's a disgusting idea for a mural of a scantily clad girl in the men's dressing room at the recreation center.

0662: I feel the rate of growth in our City over the last 10 years has been too fast. I also feel the percent of rental units is higher than is healthy for our community. Let's work to insure that R.P. will remain "the friendly city."

0663: My main concern is that 101 needs to be widened. It would help traffic and save lives in traffic accidents.

0665: I think we the homeowners over in the "C" and new "M" section need a super market. All these little shopping centers are popping up but no big store. I love bringing my children over to Roberts Lake to feed the ducks.

0666: Several "agree" markings should be read as "agree when needed." "Urge" should be "required." Water meters should be installed immediately at owner's expense. No provision for apartments and condos to participate.

0672: The noise problem is generally hotroding cars speeding up and down and around the corners. I love R.P. and I don't want to see it grow to the point where there is no small town charm any longer. I also feel very strongly about enforcing rules about keeping homes decent looking. There are a lot of sloppy people living here.

0673: When changing oil on a car, I called 5 gas stations and not one took recycled oil. Who and what can we do and how do we find out this information?

0674: Who's the dummy who sent out the too small return envelopes?

0676: We could use a better quality department store in town. More housing for middle income families that they can afford is very important. We should limit housing and business until we have the proper sewer to handle them. Barking dogs in the C section are very bad (across the creek). Car radios blasting are also very bad.

0678: R.P. does not need an Olympic pool.

0681: We already recycle so there is no real incentive for us to use the program as we will not get any money. I think the City should remain middle to upper middle class with apartments for college students.

0682: This City should consider having a place for people with motorhomes to park such as a KOA, only much better. A lot of families have relatives who would like to visit this area but there isn't a nice facility in the area for them to stay.

0684: R.P. is a nice small town. It certainly needs more places of entertainment and shopping. Of course it's gonna get big no matter who or what tries to stop it. I would really love a commuter train to Marin and S.F. and Santa Rosa or some kind of train to other counties.

0685: More low income housing. More smokeless industry/jobs. More technical training for blue collar workers.

0687: The Christmas lights on R.P. Expressway are a great idea on the holidays. This pink paper is hard on the eyes and you should have used a bigger return envelope.

0689: The flashing light in the Red Lion Plaza is tacky and should be done away with. The police department, fire station at Golf Course and Country Club should be manned around the clock. We live near the Red Lion and noise has not been a factor. In fact, the structure has blocked 101 noise. The golf course should pick up the garbage by golfers daily.

0690: City Manager overpaid.

0692: I just moved here 2 months ago from Cupertino where I saw rapid urbanization. I am concerned about R.P.'s future as a mixture of rural and urban qualities. It is important to maintain a sense of community. It seems that smaller cities try to grow too much and too quickly.

0694: I strongly agree there should be a softball complex but for girls softball and not more fields for men and women. You could hold the Nationals in R.P. and make quite a bit of money for the City. The adults have taken in too many of R.P. fields.

0695: I moved here several years ago because R.P. is a small, quiet, beautiful community. I would like to see it stay that way. I love the surrounding "wild" areas and would hate to see them go.

0697: Cash refunds are available for recycling. Lower rates should be available for participating in the R.P. program. While I now work in R.P., I did not always. Commuter hours are a problem everywhere. Conditions should be improved to get in and out of our friendly city.

0698: We hope the City officials seriously consider the information in these questionnaires. So many times we fill these things out and they end up in the trash.

0699: R.P. is a lovely, quiet community. This is being changed daily by acres of cheaply built, expensive to buy homes. They are closely spaced without thought of greenways, walks, etc. "Unsightly." No imagination in the design, no thought for the future. The older sections present such good planning - lawns, parks, walkways, trails, etc. Either the building being extremely well planned and controlled or ugly tract houses. Heavy traffic problems and crime will be the way of R.P.

0700: The City sometimes appears to lag in maintaining convenient pedestrian traffic. The correction of the pedestrian obstacle at Southwest/Commerce was welcome yet perhaps for good reason more sophisticated parks and golf courses went ahead of it.

0701: We think they should have things for kids 16-21 to do. Maybe then cruising will stop.

0702: I do not know what area I live in. I live in a condominium on Santa Alicia Drive. The City is growing too much too fast for the water supply and sewage outlet. I don't know what the problem is, but a lot of time the water just drips from my facets. Can hardly get enough to brush my teeth.

0704: There should be restrictions placed on owners of apartment units that would force them to keep the yards nicely landscaped and prevent tenants that have no pride in where they live from littering the yards with junk and letting the garbage that belongs in the dumpsters overflow on the ground.

0707: Keep up the good work! The City seems to be well planned. Please do all you can to help commuting on 101. Another issue I feel strongly about: please don't allow my tax money to be used to put so-called "art" (semi-nude or nude figures) in public places. I find it in poor taste and inconsiderate of those who desire a different level of decency.

0710: I live on roadway in Rancho Grande and the noise of radios in cars shakes my home when they pass by.

0713: I chose to come to R.P. because of its beautifully planted boulevards, its "pure" water and its "non-commercial" feel. With S.F. to the south and (ill planned) Santa Rosa to the north, I feel you should continue to support the "family type" town we have here.

0714: A master plan should be developed for the City and should address the following areas: Transportation along the US 101 corridor, including public transit; public space and public use facilities; promotion of bringing business and light industry to R.P.; growth should only be proportionally increased as infrastructure increases. No growth if services can't handle it.

0715: Housing in R.P. is getting to be a joke. We can't even think about buying a house because the prices are so high. I can't believe this is the old R.P. I moved to 16 years ago. Art Condiotti should be building houses with prices reasonable enough for first time buyers instead of getting rich off of all of us who make it possible for him to build in R.P.

0719: I believe that the Expressway should be 4 lanes from Stony Point Road to the Petaluma Hill Road. I believe the City is doing a good job. I hope you will be getting the Price Club in R.P. soon.

0720: Thanks for the opportunity by use of this questionnaire to voice our opinion on various problems facing this growing community.

0721: Transportation and waste management are of primary importance. Everything that can be done to get people to work quickly and

home quickly should be done so people have time to spend at home instead of 12 hours a day devoted to working and commuting. We also need to protect our environment now and in the future.

0722: I'm wondering why the Sierra Club has to come in and sue the City in order for them to stick to the General Plan. Why didn't they listen to the City Attorney? We also feel we need better "full-time" fire protection.

0724: School buses, traffic control, low income child care.

0725: There is a problem with appearance of some houses, especially on Adrian Drive are so ugly. It makes our City look sad. People should be fined for grossly neglected landscaping. And the shrubbery on some of the houses blocks the sidewalks. The City should be able to cut them.

0728: We do need to expand to meet the commute backup need but not forget that a large area needs to be set aside for nature to continue on as well. It's too easy in this world to build, build, build and forget to preserve some of God's green earth!

0731: Good job R.P. The only area you are falling down on the job is sports fields for all ages, but it's getting better.

0738: There should be no more growth in R.P. or anywhere else in Santa Rosa. There are too many people now. There is so much noise in our neighborhood with dogs and people driving in their cars on Holly and Snyder Lane. There are a lot of kids and the cars drive too fast. We have enough golf courses!

0740: Mostly I really like living in R.P. However, I feel some effort should be made to keep housing affordable for middle income households. Also, there needs to be immediate upgrading of our school system, especially the high school. I think it shows a lack of planning that education isn't even addressed in this questionnaire, even though I think it is our area of greatest need.

0741: I returned to Sonoma County, R.P. after spending 20 years in New York City. After spending years of living with unplanned community growth, noise, overcrowding, litter and poor city maintenance, R.P. is a joy. The area of New York was deemed affluent and nice. By comparison I think the City planners are doing a fantastic job. Please keep R.P. the way it is. I have seen how costly progress can be.

0742: The City should have schools provide day care before and after school. It is the only school district in the county that does not provide this.

0745: Need expanded sewage disposal facilities. Need expanded garbage disposal facilities. Need rent control for apartments as well as mobile home parks. Suggest City owned mortuary and memorial park. R.P. and Cotati be served by single rail commuter station.

0747: The City should make absentee landlords keep up their property, painting, trimming trees and bushes, etc.

0751: This is one of the most beautiful, best planned cities we've ever lived in. Our present home is the 66th place we've lived in 38 years of marriage including 8 states and 5 countries. However, some people don't take much pride in where ever they live and there should be some way to get all residents (owners or renters) to keep up their places to City standards. One example is the house by the tee on the 3rd hole of the north course (Mt. Shadows). Yard full of weeds, broken blinds, etc.

0752: Why does everyone talk about baseball and baseball fields? What about the education?

0755: More strict traffic control is needed. A lot of speeding on south end of Country Club and Southwest Blvd.

0757: Keep train whistles to a minimum to reduce noise. A lot of questions are too vague or stated improperly on this survey. Housing re: SSU students should be addressed. As a student, I found many places very biased towards renting to me.

0761: We feel it is imperative for thorough planning (City plan) to be done before additional growth and construction is approved. The R.P. City Council should be accountable for the decisions it makes. Council members should be completely free of conflicts of interest as well.

0763: Think the recycling program is terrific.

0765: Commuter rail service should be all the way to S.F. No more development until the 101 highway is widened.

0766: There should be more family mobile parks for the upper middle class.

0768: I believe it is most important that any building that goes on needs to consider schools and should be required to help finance new school construction. I like the way new builders have had to allot room for play areas for children. R.P. is a "family" city.

0769: R.P. should limit growth as its small size is the main reason many have chosen to reside here.

0774: There should be a low income apartment complex that is designed for students. This complex should be well maintained and not an embarrassment to R.P. It should not look cheap or run down because of the lower rental price. We should provide a nice place where our children can continue their studies.

0778: One of the major problems in this country is dependence on foreign oil. If more people lived close to where they worked, we could reduce our need for foreign oil. Affordable housing would help people to remain and work in Sonoma County, reducing the need to commute. If people want to live in Sonoma County, they should also be willing to work here.

0779: I am a senior at SSU. My major is city and regional planning. I am very interested in the planning process in R.P. Any citizen input outside of this survey I can contribute, please let me know.

0784: Don't allow Sierra Club to run this City!

0785: The Councilmen are acting as though they own the City. Get that General Plan updated and get on with the building which is absolutely necessary. Not by favoritism either. Let's get R.P. out of the bedroom community syndrome. Let's get some classy department stores and shops in R.P. not Santa Rosa or worse Marin County.

0789: R.P. is a great place to live. I appreciate the structured growth in each of the sections, i.e. park, school, recreation in each section. I am opposed though to the apparent lack of planning (or communication) relative to traffic congestion at Golf Course and Commerce; within less than 1/4 mile we will have Commerce/Golf Course intersection, Santa Rosa Avenue extension and Golf Course stop sign. Try driving now in this area between 4:30 - 6:00 p.m. before all construction is completed, including Red Lion Plaza!!

0790: Would like to see some pressure put on County to put traffic light at Snyder Lane and Petaluma Hill Road.

0791: City is doing a good job but should continue listening to the people. Stores that we would like to see: Longs, Costco, Price Club, major department stores. County transit needs to run on weekends.

0792: The limited capacity of our wastewater treatment plant must be considered before any more growth occurs. R.P. is expanding so rapidly and I know we are headed for a fall! I strongly feel that we should have no more growth until this issue is dealt with. In addition, our traffic problems are rapidly on the rise. We need expanded bus routes, a commuter rail system, and a wider 101. Widening 101 will not solve our problems if no other form of transportation is provided, however. In addition, we need strong education and media hype in order for people to choose mass transit.

R.P. is losing its small town feel that attracted us here in the first place. We liked the seemingly well planned look and attitude of the City. It no longer appears well planned. Many residents are now aware that money talks louder and stronger than anything else. Wastewater and traffic problems, environmental issues, the sentiments of the majority of R.P. residents! We need to get back to a reasonable and realistic plan for growth!

0793: The City is doing a great job. In order to provide jobs in R.P., you need to allow business and homes for them to buy. The parks in R.P. mean a lot to me and I think that maintaining that balance is being achieved.

0794: I've lived in the same L section home for almost 16 years and watching the changes in R.P. growth has been interesting to say the least! I would like to thank the City for the area of the Expressway between Commerce and Snyder. Driving or bike riding in that area is a real pleasure! I'm very proud of it and enjoy showing it off. Thank you.

0795: Students from the university are particularly disrespectful of their neighbors, at least in my neighborhood.

0796: I like this town. I have attended SSU for 5 years now. Please don't let this City get bigger. Thank you. You might need to expand the high school.

0797: It's nice to know that you want our opinions. This is a very effective way of gaining the interest of the people in the community.

0800: More attention should be given to the condition of the streets and sidewalks. Many cracks exist and no repair is noticed. Strongly feel that the fire and police departments should operate in separate units. The residential area that I live in is like a parking lot at night. Some regulations should be instituted.

0802: Keeping our community clean and neat and well planned is only adding to our beauty and makes us the most desirable in appreciation value. The park would be a nice addition to our community also. Please don't give us those ugly black garbage cans that the other cities have. A real eyesore.

0804: It would certainly help to get new blood in the political seats in this town, instead of the same old true-blue and loyal buddies that have been holding there seats longer than the first streets were built in this town.

0806: As is typical of R.P., there is no concern for the schools in this poll. Instead of wanting to build more so-called "recreation sites" and spending money on a stupid sign claiming R.P. as a "Friendly City", why not show some real interest in what is going on with the young people in this community? Put some money into the school system. Provide a safe but fun place for teens to socialize rather than encouraging them to seek pleasure in alcohol and drugs.

0809: Planning and Council need to develop attitude more in favor of property rights. Less on the political issues.

0810: The City has a lot of high density growth. I would like to see some more lower density, high quality neighborhoods developed for a balance. New businesses should be encouraged to come to R.P. With it comes jobs. With the added income from business, our City developers/planners can make R.P. a quality town. I feel it is already headed in that direction and hope it continues.

0812: On my street alone (Ava), citations are needed for poor home maintenance. One home has a travel trailer in driveway that appears to have some one living in it.

0813: I feel a closer watch on teenagers speeding through residential areas should be controlled by the R.P.P.D.

0817: Would like Santa Rosa Avenue extended into R.P. without having to go on freeway. This would help relieve the traffic at the Golf Course entrance where so many accidents occur.

0825: Terrible planning of housing around SSU. It obstructs the beautiful view of the mountains. Also, the "Berlin Wall" around the housing is pitiful, sick, ugly and stupid. This is the beginning of class structure, the right against the pool. Example: Bel Air next to UCLA. Tear down the wall please. Also, don't build on the beautiful mountains. Let's be smart and think before we build. Better planning of growth in R.P. is needed.

0826: I think we should have our own hospital in R.P.

0827: Some police officers should learn to be more compassionate. A citizens' review board should be instituted.

0828: The City should remain at its present size and boundaries. Bigger is not necessarily better! Annexation fees should not be "dangled" in front of the populace as a means to pay for swim centers, sports complexes, and other "so called" public improvements. Let the growth go to Windsor or some other area of the county.

0829: Selection for response was limited or statements geared for a limited audience. Remember with growth, the proportionate of crime will increase. Thirty thousand is a comfortable population. When you go above 35,000, you have to hire more police.

0831: There should be a curfew of 10 or 10:30 p.m. in this town, and it should be enforced. I have seen kids standing around town at midnight. Also, a 4-way stoplight should be installed at the corner of Snyder and East Cotati. With no stoplight, people on Snyder have to cut in front of the people on East Cotati to get them to slow down and one of these days, there is going to be a bad accident.

0833: Do anything, but don't raise the house tax in order to do all of these things. Seniors have a set income.

0834: A greenbelt area I feel is important.

0835: You stated below that the City has limited residential construction until mid 1990's, but the "M" section was completed and construction was begun on the homes on Snyder Lane north of Holly. We feel this is contrary to what was stated and implied. Possibly a definition of "limited growth" should be re-examined.

0836: Beautify the Santa Rosa Laguna in R.P. Why do we keep building at this pace when we cannot deal with our sewer problems? Nothing seems to stop our developers who have the City fathers by the throat. We need nice restaurants. No more pizza and Mexican tacos.

0837: I love R.P. I moved here 10 years ago from S.F. and have watched the rapid growth. Nevertheless, I still feel a sense of pride knowing that this is my home. For the most part I feel safe here with the exception of certain areas which need lighting. I say put in lights along Snyder Lane, there are a few but we need more. Thank you for a lovely place to live!

0841: I like R.P.! Keep up the good job of managing the City.

0842: Please do not enclose neighborhoods with big walls. It reminds me of the Berlin Wall. And do something about the growth. Slow it down. It is raising our rent.

0844: General Plan should address the growth sprawl that is out of control in 1989.

Public Safety (i.e. traffic lights and street safety) should be put in place before new homes are built. Not after people move in.

0845: When I first moved to R.P. in 1976, I could drive back and forth to San Rafael with no traffic congestion. We can all see what it is like now in just over 10 years. If this growth rate continues, I can just imagine what it will be like in another 10 years. I love this area and do not want it to be another San Jose with horrible traffic, smog and pollution. Growth must be controlled county-wide.

0847: Enjoy the Park. Would like to see a new high school built.

0848: My husband and I do not believe an Olympic size swimming pool is appropriate at this time. Housing is the #1 priority today.

0851: An additional golf course and pool complex should not be built until the schools have adequate facilities and multi-use rooms. Why can't the district and City cooperate? Kids are the future. Schools affect the desirability of the area. Due to the high levels of dysfunctional families, alcohol and drug abuse, this City needs an accessible substance abuse program, including an Adult Children of Alcoholics (ACA) component.

0853: Cut down on on-street parking either by enacting or enforcing time limits (24 or 48 hours) on which vehicles may be parked.

0854: Is a RV storage area warranted? At my age I don't need public transit, but I would if I was working. Noise in mobile parks is not a problem to me, but I do live near railroad tracks. I am thinking of the commuter!

0855: Alternative transportation systems are not critical now, but they will be in another 10 years or so. Now would be the ideal time to discuss transportation problems and plan for long-term solutions. The best lesson we can learn from San Jose (I lived there 21 years) is to live within our means! I favor growth as long as the City of R.P. has the resources to maintain its services and can keep our City free from blight! Industrial growth should be permitted but only west of 101. There should be limited commercial development elsewhere (the stores we have seem to go out of business quickly). We need more jobs in R.P. Housing should be kept affordable! High cost housing can easily be found elsewhere!

0856: I think R.P. is a great place to live. Most of the people are concerned about their neighbors. It is truly a friendly city. The City Council has the concern of all the senior citizens at heart.

0862: I am in transportation. We need 101 widened but mainly we need light-rail transportation. My wife and I went to the Exposition in Vancouver, B.C. in 1986, and I wish everyone could see and ride their new sky train, 4 minutes apart and no operator. It's a very good setup.

0863: A greenbelt should be established from the existing homes in "M" section to Penngrove. It would be nice if the park and school in "M" section were finished as soon as possible. Also a swimming pool would be fantastic in the "M" section park.

0865: I think R.P.'s population is already out of hand. Some peoples' yards look terrible. We were made to believe there was a greenbelt. There should be a right-turn lane in front of Jack-in-the-box for right turns only. Definitely a bottleneck.

0866: We recycle through our church projects already and on our own.

0869: I would use a commuter rail service but not once a week - I work in R.P. Should have recycling programs for apartments and

condominiums. I would recycle more if it were that easy!

0870: Transportation and safety needs are paramount! Pleasant surroundings are a plus. I feel that a mid-sized population (neither traditional rural nor urban) is ideal.

0872: I think this City will be a model for other cities.

0873: I strongly feel R.P. should be kept semi-rural, quiet and a tight knit community.

0874: R.P. is growing at a comfortable pace. I believe that things such as expanding public transportation and recreational areas would bring families closer together.

0875: Urge water conservation. Additional walkways and bike paths. Kids and teens are the problem in certain areas in R.P. Homes that are rented cause the problem (some). They destroyed peoples' yards. People that rent do not take good care of the yard of their home (some people only).

0876: I think at the moment R.P. is growing too fast commercially and with expensive housing. I hope the City will continue to control space rental in the mobile home parks in order to support moderate to low-income housing but work to make the mobile home parks a more decent place to live. I want to see more open space, less traffic, more affordable housing (under \$100,000).

0877: We live and work in R.P. but support transit systems and road improvements that will help commuting. We are in favor of controlled growth as long as services, especially schools, keep pace or even better - improve!

0878: Nice place to live and raise family.

0879: Please do what you can to make R.P. a better place for everyone to live!!

0880: We love this City and think it's a beautiful place to live and the planning thus far has been exceptional!

0882: Water meters should be installed. Needless expenditure of \$160,000 for traffic signal at Golf Course and Hillview instead of Golf Course and Country Club or Golf Course and Snyder Lane.

0883: I never have understood how you can call a small "spot in the road" a body of water a "lake". (Referring to Roberts Lake) More shopping would be most welcome as far as convenience goes. Would also keep more dollars from being spent in other cities.

0889: Stoplights need to be reset to allow better traffic flow. R.P. Jr. High School needs pedestrian control during let out. Minimum age of police personnel should be 25 years. Refuse bins should be more available. Residential tree planting should be encouraged, subsidized and advice on same should be available. For a real sense of community, there should be a district supported cemetery!

0890: Expressway at Rancho Verde needs a noise abatement wall. Stop pretending growth problems will go away. We need a larger freeway. We need more permanent housing and less transient housing.

0891: Let's not turn R.P. into another overcrowded small town bursting at the seams with wall-to-wall housing, bumper-to-bumper traffic, etc. Can't we maintain a healthy economy and still retain the slower, quieter pace of a small community? I love R.P. the way it is. Some of the questions required more facts to be supplied before an intelligent answer could be given.

0893: This is a great community!

0894: I like R.P. because it's a small, very clean community. I would like to see it stay that way.

0895: The noise on Snyder Lane - traffic and loud radios in cars is deafening!

0896: Since moving to California in 1944, I have witnessed more studies done on the issue of a good central transportation system. As experienced in this current earthquake, it's the only answer to moving large numbers of people to and from work. Recycling and toxic disposal are imperative issues and should not be delayed further. As for conversions of apartments to condos, rarely has an apartment complex been constructed with the same standards required in condo units. Bad idea.

0897: Let's get busy with a recycling program quick! Limit to growth. I moved here because of the quiet, small town it was with fields and hills. Traffic already becoming a problem.

0899: A lot of homes being built, but there is no shopping in R.P.

0900: This City has a good concept in public safety but needs at least one three-man fire crew (officer, apparatus operator & firefighter) on duty 24 hours a day, 7 days a week. These firemen should not be policemen and not be on a low paid contract. They should be professional firefighters and respond to the medical, fire and environmental emergencies and be backed up by the police/fire.

0901: I feel there is a need for more signal lights around some of the more used intersections (example: Snyder/Golf Course, Snyder/Holly). Also better planning by school board for permanent school sights.

0903: Get rid of the good old boys. Put new blood in City Hall. Get rid of the cheese freeloaders.

0904: R.P. Expressway should have its traffic lights synchronized so you don't have to stop every block. Petaluma Hill road to Petaluma should be improved near Penngrove.

0906: We do not need more homes in this area. Today I read that R.P. had approved another housing development after they had refused it earlier. R.P. should also very carefully watch Cotati officials on how they are allowing higher growth patterns. No more growth please!

0910: In light of what has happened in the Bay Area, i.e. the earthquake, what does R.P. and Sonoma County plan in the event of such a disaster? I feel a light rail and commuter rail system should be set-up. I think the crime rate should have been addressed in this questionnaire.

0914: Overall growth should be curtailed.

0915: I don't think that there will ever be a balance between the number of jobs and homes in R.P. Having just recently moved here (transferred) from out of state, I think the Expressway should be renamed. It is the farthest gimmick of an expressway I have ever seen. The City would be better off calling it Main Street. At least someone visiting or just passing through would expect to have to stop every 1/4 mile regardless of the time of day!! Need to pursue mass transit from R.P./Santa Rosa into S.F. I know this is a State and not County/City issue, but we need to plan now!

0916: I'm sorry, but I do not know what a greenbelt is. I think more stores are needed. I do not drive and have 4 kids. I can't ride buses due to 3 of us getting motion sickness. A lot of things I would like to buy or look at I can't. They're all in Santa Rosa. So why should R.P. be denied the good things and business? We are better than S.R., aren't we?

0926: R.P. Fire Department should contain ambulance service. In all that the people can individually do for themselves, the government ought not interfere. Abraham Lincoln, 1854.

0929: R.P. should build stores that are useful (clothing, department, etc.) If you want persons to recycle, you should make it more profitable to store containers.

0931: Enforce no parking on street for pickup trucks, campers, boats, RV's. Capitalize on light industry tax source. No expansion should be allowed to decrease water pressure and must not overload waste disposal. Hire a firefighter force separate from police.

0933: I believe that homeless persons should be cared for by their own communities. Charity begins at home!

0937: I am pro growth. I am pro Rohnert Park. Thank you for the Recreation Center and the Performing Arts Center. This is a marvelous city for families. I am disappointed in the attitude of John Haro towards the people that make up the school district, including the students as well as the teachers.

0939: I feel rent control in all rental situations is important and should be addressed.

0940: The spring clean-up trash bins they have at the parks are a wonderful idea. It should be done more often. This encourages people to clean up their yards. I'm tired of the cat problem in my neighborhood and have contacted public safety animal control about it several times. Cat traps are not available for public use.

0942: Too much development with additional traffic problems and poor planning.

0946: The statement about adding a football complex should be broadened to include other athletic program facilities such as football, soccer and track. Commerce Blvd. should be widened to four lanes from Southwest Blvd. to Century 21 Realty.

0950: Growth must be controlled. Water must be conserved. Open space should be developed. Also, it would be nice to live in an area for middle-income families and not one where only upper income can live.

0951: Toxic waste / shelters for homeless very important. Low-income housing - that's why there are so many homeless people. More jobs. More information on earthquakes and fires.

0952: We have lived in R.P. for 16 years - enough growth. The streets are becoming much too busy!! R.P. is a beautifully planned family community. Please keep it this way.

0953: There are too many apartment complexes in R.P. I'd like to see more homes in the \$200,000 to \$400,000 price range.

0954: I would like to see a hospital in R.P. I would like to see police, fire and animal control as separate departments. Elementary schools with open fields should be fenced for the safety of our students.

0957: I don't think that apartments should be allowed to convert to condos. This would add to the housing problem already being experienced by students of SSU. Time to start before it's too late to widen US 101 to 6 lanes. Strongly support the limit on residential construction!!

0960: Make American Golf Company maintain the courses. They are a disgrace! Increase fees for non-residents and reduce for residents. Have City officials inspect courses. Enforce traffic laws. Increase number of Public Safety Officers.

0961: No bus service for us seniors to attend community center on 10/29. No bus service on Sunday to go to church. This color paper hurts my eyes.

0964: Need swim pool in community center complex (+ R.P.-Cotati High School and for use by R.P. Swim Club). Need speed bumps in parking areas of City library. Encourage more regulation of cable TV companies. R.P. Public Works and Parks and Recreation are doing a good job.

0965: The City has grown too fast for its current roads and facilities and that issue is the most pressing.

0971: Need more police officers.

0972: Seldom see buses being used, never more than one or two passengers. How do they pay for themselves? The envelope is too small for the questionnaire.

0974: I think the Animal Control should enforce "off leash" dogs in the parks and school grounds in the area. I have seen them drive right by and not stop when this is happening. There is danger to small children from loose dogs and their waste. Also, something must be done about the speeding traffic on smaller streets.

0977: This questionnaire is a great idea. Perhaps some short discussions of pro's and con's would be helpful.

0978: Limit the pace of growth. Commuter rail service. Bus service should be expanded. Balance of jobs and homes in R.P. Additional walkways and bike paths.

0979: Leash law not enforced. Dogs and cats are permitted to run free and if you complain, then you are made to feel like a fool through the police department.

0980: The residents of R.P. were sold a bill of goods regarding the feasibility of permitting Hewlett Packard to build their plant. Who checks on the contamination of our water supply? Students at SSU have been killed or maimed by the direct increase of traffic on East Cotati thanks to the misdirection of the City Planning Commissioners.

0982: The City has an over abundance of small retail centers on Southwest Blvd. and East Cotati Avenue. The Crown Market center on

Southwest Blvd. is half empty, hardly used and an eyesore. The City government is allowing too much retail development. The cost and nuisance of traffic improvements required to accommodate retail is greater than benefits from sales tax. Residential development should be slowed. Highway 101 noise makes the City less attractive to live in.

0984: More quality stores like Nordstroms or I. Magnums. General Plan not up-to-date; doesn't get enough input from citizens; ignored flood plain and US Army requirements for Expressway extension. Roberts Lake is too near the freeway to be enjoyable. This survey is an excellent idea! Thank you.

0991: The quality of water in my area is frightening ("C" section). There's far too much housing construction and loss of natural land. Due to the redemption deposit on cans and plastic bottles and the increases in our water bill, we will not give the City our recyclables. We'll cash them in ourselves as I'm sure most of the community will.

0992: The one thing that attracted me to R.P. was not the Friendly City, but the beauty of R.P. The trees, the nice looking front yards of the people, the scenic Expressway and how clean the City looks. In empty lots the grass was always cut. I will admit that you do keep a scenic and clean looking City. Thank you for that.

0993: Affordable housing based on the average wage for this area, not based on money coming in from other areas.

0998: In general I think that R.P. has done a very good job of planning and I enjoy living here. I think traffic should be a main priority. Do not expand beyond capacity to handle traffic. I would like to see a conservation effort be made available to condos and apartments. We also need a noise curfew.

0999: R.P. is a City that you feel safe to walk around in. If a shelter for the homeless is created, it would cause many problems that we don't need. Let's keep this area like it is and not create problems we can't control. A shelter for the homeless would create an area just like S.F./San Rafael. Why create a problem with transient people who just clutter up areas and look like bums. We need a closed swimming complex. We have enough parks for recreation, no more is needed.

1001: Need to make the commuter rail service from Santa Rosa to the financial district in S.F. take only one hour. We need a bullet train. This disaster has shown how many people commute to the "City". It has also shown how little Golden Gate Transit has done to help the commuter. Perhaps Sonoma County Transit could help with buses into the City and get financial help from the State or Federal Government. Our City is beautiful but some people do not take pride in their yards. Perhaps we could have a "yard of the month" for each section. The person would get their picture in the paper, perhaps a free dinner for two and a sign reading "yard of the month" posted on their property.

1003: Parking of recreational vehicles in front lawns, etc. should be prohibited and controlled. The City should demand more from American Golf or invest the City's profit in maintaining fine golf courses.

1004: I would like to see some ordinance to force owners of rented homes to better maintain their properties.

1005: We have lived here many years. Most of the changes have been good. But now the way people drive through the shopping centers has become a dangerous situation. Living here is supposed to be a relaxed area. It is becoming very unrelaxed.

1007: Need more street lights in "A" section. Hire more police officers. Get a new cable TV company. Enclose a bigger envelope to mail back survey. City Manager shouldn't be involved with a bank. He gets paid to run the City.

1008: There should be more emphasis on building new grade schools to keep up with growth in population before the situation creates problems.

1011: I think it's great the way you sidestepped the sewage issue. This probably results from the way our rates have increased so much lately. We have lived in the same home the past 25 years and we really feel penalized by the City's failure in handling the growth. There is no question that better planning is in order to meet the needs of the people now.

1012: R.P. is a beautiful place to live and I wish the best for this town.

1013: We would like to see the bi-monthly utility bills lowered for the low-income senior citizens on a fixed income.

1019: I strongly disagree with the use of the large trash cans.

- 1020: Growth is too fast, far out-distancing services. We need a hospital closer than Santa Rosa or Petaluma. Cable TV should be competitive.
- 1024: My son and I are new to R.P. and like it here very much. Actually, we've only been in California, lived in Napa first for 15 months, and have liked it here the best. I would really like to see the Price Club come here. The benefits to consumers are great.
- 1025: I cannot believe that with the high taxes we pay that there is no school bus service (free or nominal charge) to the junior high and high schools, and I don't mean Sonoma County Transit. In bad weather working parents have real problems trying to get their children to and from schools.
- 1027: Need road repairs around City. No swim center - waste of money!!
- 1028: The City's growth is out of control. I am appalled at the construction around the new McDonalds at the new Wilfred overcrossing area.
- 1029: I think the general class of people who reside in R.P. care about their town. They are here because it is clean, quite peaceful and fairly convenient. Too much growth will stifle these things and low-income housing will promote uncleanness and poverty. Traffic is a problem. Too many stop lights are needed to re-evaluate traffic. Parks spread throughout the City are nice. Toxic waste disposal would be nice.
- 1030: Growth of residential units should definitely be limited until the waste water problem is solved. The people who are growth oriented have the money now. Rogers, Coddling, these people make the money and will damage future R.P. events if growing continues. Also, would like to know who profits (financially) from the new recycling program. Private company or City?
- 1032: Crown Market shopping center should be totally upgraded. Houses in "A" section should be maintained better. We could use a Lucky's market in R.P. in addition to other stores.
- 1033: New housing costs are becoming out of reach for too large a percentage of middle-income families. Let's see more affordable purchase prices.
- 1034: Have actual City owned fire and ambulance. Get more than one cable company. Quicker response from police department. Slow down speeders on Circle Drive. The police don't help with problem. Speed bumps? Speed limit signs? Police on street?
- 1035: The City should have at least one Class A fire pumper manned by paid firefighters, not Public Safety Officers, fully staffed 24 hours a day. Additional apparatus should be staffed by paid personnel 24 hours a day when the City reaches peak growth.
- 1040: Loss of a small community feeling which can never be regained. Too much growth.
- 1041: Outlaw use of garbage disposals. The most precarious appliance made. Waste of water, fills waste water treatment plant with sludge. We now compost kitchen waste and have improved our garden besides.
- 1042: Condo complexes and apartments need to have recycling capabilities also. We need an enclosed "dog" park. Other cities have them where owner and dog can go for dogs to run free. This is my number 1 priority. Two golf courses are more than enough.
- 1043: As population expands, R.P. should have separate police and fire departments.
- 1044: The government should emphasize the citizens that enhance the quality of life for the majority of residents. Positive efforts must be made to avoid catering to the interest of landowners (commercial) and developers at the expense of residents.
- 1045: Housing has completely gotten out of control. Not only in R.P. but the Bay Area in general. We would love to see affordable housing, but also it should be maintained attractively. R.P. could definitely use more shopping. I understand there is a rumor of a mall here - great! There's no way we could buy here in R.P. We'd love to but housing is too high.
- 1046: The green belts and walkways along Golf Course, Expressway, Country Club, etc. are the City's biggest asset. All my visitors comment how nice they are. Limit the pace of growth.
- 1052: We have parks, schools, tree-lined walkways - more than our surrounding neighbors. A community park, a large one at R.P. Stadium

is a good idea. We need development east of Petaluma Hill Road up the hillside with upscale 1 acre + lots. Cluster housing gives us open space. We need to balance jobs and homes. Converting apartments gives us low cost ownership with community assistance. You've done a beautiful job. Keep jobs coming west of 101 - Great!

1053: Community leaders should never have allowed the construction of Hahn School. The bulldozer destroyed the beautiful trees on Hudis Street. I live directly across the street and neighbors and visiting friends agree the City and school district destroyed the beauty of my street. Now my home faces a cyclone fence not the beauty of the several old trees we enjoyed viewing. They could have built around the trees.

1054: I am very pleased with R.P.!

1059: The community should have a soccer complex with at least 2 regulation size fields and several smaller fields for the various soccer leagues in town.

1060: R.P. does not address the needs of SSU students. There is no adequate housing or parking. Traffic signals need to be installed on East Cotati and Snyder and East Cotati and Petaluma Hill Road. The university generates a substantial amount of money to the City of R.P. and the City should try to accommodate the needs of the students. A new offramp/overpass should be built off US 101 to alleviate the traffic on R.P. Expressway and congestion on the corner of R.P. Expressway and Commerce.

1063: R.P. does not need any more grocery, video, haircut, etc. stores. We could use a Longs Drug Store. Multivision is the worst cable company we have ever dealt with. Please try to find a new company. It is unfair to have to pay for additional outlets since it costs them nothing extra. Also, to have to "rent" the remote for \$3 a month is close to extortion. Their new box is difficult for children to operate, especially since they have to scan all the channels to change the channel. They also have too many mindless music video stations.

1066: Transportation is an issue we have to deal with now. Widening 101 is not enough. We have to have more public transportation. We have a large garden and would use treated waste water for irrigation if it were available. We live near the golf course so running water lines would be possible. Consider this option also. It would cut down on water consumption and waste treatment. We do not believe the present golf courses are in good condition. We feel they should be upgraded before building more. There are 2 voters in this house. Please send out 2 questionnaires because our opinions differ.

1069: I am afraid that those who live along the railroad tracks would have property taken or condemned. We need a major department store like Montgomery Wards.

1071: The single most significant thing that would improve my quality of life would be to cite vehicles with loud stereos after 11 p.m. for disturbing the peace. I am frequently awakened several times per night on weekends.

1072: Instead of spending millions on a swimming pool, please build some permanent school buildings. The portable classrooms are an eyesore. Please do all you can to widen US 101 to 6 lanes. Why schedule an important meeting in the middle of a 49ers game unless you don't want people to attend?!

1073: The quality of life is slowly deteriorating in R.P. and most of the housing projects are much too dense especially in the light of the fact that this is an earthquake area. When the big one does occur, there will be an unnecessary loss of life due to the resulting chaos.

1075: While new parks and landscaping is important, I think the City needs to do more to keep up landscaping that is in place and improve areas in existence. Also, homeowners or apartment building owners etc. should be encouraged to maintain landscaping that is public or encroaches on the sidewalks. There are places where the landscaping almost forces pedestrians into the streets.

1076: I enjoy R.P. and believe our Council is doing a good job. Traffic is a big problem on 101, and I cannot use public transit due to the nature of my job.

1077: I would fully use the recycling program, but I never received my three recycling containers. All my neighbors received theirs however.

1078: More traffic lights are needed on: Golf Course Drive and Snyder (lot of accidents); Golf Course Drive and Country Club Drive; Snyder and Petaluma Hill Road; East Cotati and Petaluma Hill Road (also R.P. Expressway); Valley House Drive and Petaluma Hill Road. I've heard these are in a plan already, but should be done ASAP.

1079: The speed limit on Country Club Drive between Expressway and Southwest Blvd. should be raised. The current 25 mph speed

limit is ridiculous. Nobody drives that slow on that stretch of road. Knowing that nobody does, the Police Department uses it for a speed trap.

1087: Generally I consider this a beautiful, well planned community but it isn't ideally adapted to S.F. commuters.

1088: I feel the need for one room or studio type housing for people who prefer to live alone, but can't afford the going rate of approximately \$500 for such unit. It's been a terrible burden to find a good roommate (for various reasons, I have not had one last for more than 6 months). I have recently had to run an ad in the paper for one (because I don't know anyone needing to move) and have had some pretty frightening experiences with applicants and with one who actually moved in. I would like to live alone, but I simply don't make that kind of money. It is a dilemma.

1090: R.P. should have its own hospital.

1091: Keep the population in R.P. low. Especially around the SSU area. Let's not turn into another Northridge. Pollution goes up along with more folks moving in.

1092: Growth needs to slow some. Why are the houses in "M" section built so close together? They look like ticky-tacky houses all in a row. I don't want another San Jose and I have lived here 15 years now.

1094: 101 should be 6 lanes with no diamond lanes.

1095: The General Plan should limit growth in R.P. Reasons: freeway gridlock; inadequate sewer system and possible water problems in the future. All elected officials should be limited to two terms. City Manager's Office should be an elected office.

1096: All in all, I think this is a fine community. The General Plan is on schedule. This is no need to make any improvements that would result in higher taxes or water and sewage rates. I would strongly vote against it and against anyone who proposed it.

1097: The City should promote the use of rail to transport freight and passengers. Long haul trucking should be all but eliminated. I could not support any sales or gas tax increase for the north bay that does not specifically call for the use of the NWP rail right-of-way as a railroad. The Highway 12 continuation through, under or around Spring Lake must be completed.

1098: I received your citizen's canvass inquiry and am replying as soon as possible as I did not receive it until 10/26. I would like to elaborate on Item 17: Should R.P. have a shelter for the homeless? I do not believe there are many people in R.P. who are homeless. They come from other cities in California or the nation. Having a shelter would degrade and could even ruin a town. Look what they did to downtown Los Angeles. The bums, winos, drunks, etc. have their own streets to hang out on (skid row). They come from all over the country to Los Angeles and have ruined the downtown Los Angeles area. They come for their free meal, and then sleep in the parks, in doorways, on the grass at public buildings both day and night. People are afraid to go in the area and business have moved out. Let the homeless go back to their own hometown. Also, there are agencies that will help them find a job and become respectable citizens. Also would like to mention another matter at this time: It's about the water in R.P. It has so much chlorine in it, it is undrinkable. It is the worst tasting water I've ever tasted. Can't something be done about it? A nutritionist told me it is not good for a person, especially the heart. One last matter, I would like to see the library get some acoustical covers to reduce printer noises. Radio Shack has some. We got the library to read where it is supposed to be quiet. Some questions are not answered due to the fact that I do not have all the information concerning the matter to make a judgement on it. Thank you for looking into all the issues on the survey and helping to keep R.P. a fine place to live.

1099: What, no mention of the City's traffic problems. The traffic flow in and around the high school is terrible. I've never seen a City with so many 4-way lights. Do we need a cultural center and swimming pool? No, but we do need a school in the "M" Section.

1101: The reason we moved to R.P. 18 years ago was the country atmosphere. This town is growing much too fast. Buildings seem to go up anywhere there is a space. Please stop this building in leaps and bounds which brings in more and more people and vehicles. Air pollution is my major concern. Plus, I don't look forward to major water bills. If we don't stop building like this, that has to happen eventually not to mention the sewer problems.

1102: R.P. should have a major quality department store such as Macy's or Emporium. The Red Lion Inn Sign (red and blue lights) is a terrible eyesore and should be removed!!

1103: I have no complaints of the Public Safety Department, but I would like to see some sort of permanent fire department, however small. I also think there should be more professional type jobs. There seems to be many jobs for the younger people (Burger King, bank tellers)

and so on. The older crowd seems to have to commute for quality jobs.

1104: We have outgrown our fire department. We now need full-time stations, manned at all times and more stations. We need more walkways and bike paths properly maintained and well lighted for safe use at all times. We need more major stores, not boutiques and the like.

1109: I have watched R.P. grow over the past 10 years and have been generally in favor of the direction we have taken. Lately I think we have embarked on "ego" projects such as the cultural center at the expense of more fundamental infrastructure projects. I am pleased that the town is being forced to develop a new master plan and not be driven by developers.

1112: Please read and listen to my comments! Many refer to urgent matters. TV service: Why do we get all the junk (filler MTV, shopping, etc.) and no C-SPAN II? Cable company won't even answer queries. The noise problem isn't random. It should be controlled by regulation of leaf blowers, car alarms, sirens and self restraint. There is no outside here, just programmed areas, arteries and cul de sacs. No place to stroll, enjoy changes, read outside, just hubbub or circles. R.P. is, for me, an absolutely miserable place to live for one reason: There is nowhere that I enjoy being outdoors. The parks all seem like playing fields; all walks take me in circles that look the same and go nowhere. The bike paths go along engineered trenches filled quite obviously with herbicides. We need some responsible city government.

1113: I would like to see the Price Club in R.P. as soon as possible. A larger post office.

101 should be 6 lanes from S.F. to at least the Santa Rosa area. Expressway should be 4 lanes from Stony Point Road to Petaluma Hill Road.

1114: What about more lanes leading out of Golf Course Drive to 101. Get envelopes large enough to hold the survey questionnaires.

1115: Some of these answers are borderline cases.

1116: The crooks should be taken out of City Government. Get rid of drug dealers and gangs. It's not a very safe place to raise children anymore. Too much corruption in City and our so-called "well-to-do".

1118: Place third golf course off of Petaluma Hill Road. Urge patrons to not leave garbage cans and recycling containers on sidewalks which block paths. Be able to walk by without going into the street. Instruct garbage collectors to place containers on driveways.

1120: R.P. should encourage more stores and industries to move into the area so that residents have more opportunities to work in town and reduce traffic on Hwy. 101. A large City park should be established near business and/or residential centers. If it is established outside of town, very few people will use it. I think this is an excellent way to find out what residents want from their City.

1125: City planning at present seems non-existent to a layman. Firm goals/plans with frequent review and enough options to accommodate changes is vital to a viable planning program. The quality of life of our citizens should be a primary consideration. Good luck!!

1127: We need on Burton Avenue a crosswalk for the park, caution signs and speed limit signs. The other day, I yelled at a woman to slow down and she stopped and told me she didn't have to because there are no signs. We, "the neighbors", have talked to a man at the City of R.P. building and he said he didn't recommend speed bumps, caution signs, crosswalks, etc. Well then, what are we supposed to do? I've called the police several times about speeders and they themselves either get here an hour later or they speed themselves. Because of speeders, several cats in the neighborhood have been killed. Do our children have to be killed before something is done. I, myself, have talked to a lawyer so I know my rights if something happens to my children. If something is not done, I will take legal action!

1137: What happened to the Redwood Pioneers Class A baseball team? I would like to see minor league baseball return to R.P. Furthermore, I believe that mass transit must be emphasized as a means of transportation for the coming decade. I feel that a commuter rapid transit line similar to BART should stretch from Santa Rosa to S.F. (through R.P.). Also, expansion of bus service is needed to handle the rapid population growth.

1138: I've lived here 11 years. In my mind I have often written letters of appreciation to our City officials. You do a tremendously good job. I guess my philosophy is - "Don't do anything today that can be postponed till tomorrow."

1139: Since Sonoma County does not offer high paying jobs, it is necessary for residents to commute to S.F. to make ends meet, especially in a single parent household. Husbands and wives are commuting to S.F. The biggest traffic problem is between Petaluma and Penngrrove - 4 lanes. My guess is 12% or more R.P. residents are commuting. I was born in Santa Rosa and commute to S.F. Rail is ideal!

1141: I think before we even consider talking about another golf course, the City better do something about the two they have now. Bad news!!

1142: The City Council is pushing commercial and residential development at an alarming rate. Is there an economic link between the Council and developers? The City was planned for a population of 32,000 people - let us keep to that plan and slow development.

1144: Too many video and pizza stores now. More "artistic stores", not all K-Mart style (like Sonoma). City needs a more adequate animal shelter that's visible and accessible to public. You can build a very nice swimming pool, but stretch the money to other City needs such as an animal shelter, low-income housing, assisting homeless, etc.

1145: Police use "Code 3" sirens too much. The loud music law should be enforced. The City should provide entertainment for youths 21 and under to keep them busy at night. R.P.P.D. should enforce laws to keep teens under control (e.g., curfew, disturbing the peace/excessive noise). R.P.P.D. should strongly enforce the new excessive radio noise law that prohibits the excessive noise of loud car stereos (e.g., mini trucks).

1156: We elect our representatives to use their expertise and good judgement to solve problems. To rely on polls is a cop-out and ultimately self-defeating. It would help if our Council had just a little more backbone.

1159: There should be separate police and fire departments. The concept of public safety officers providing us with both services at an acceptable standard is false and untrue. The response times of fire engines to fires and emergencies are horrible. A lot of people in R.P. commute, and Council members should vote for more ways to improve transportation instead of working against it.

1161: I feel the City needs to reduce the cost of the water/sewer bills. In 6 years my bill has doubled, but my income has not. Also, the City is too generous with pay increases for employees of the City. Particularly with overtime compensation for police and fire duty.

1162: Limit growth now. Save existing agricultural farm lands before you pave over the whole damn county. I don't want to live in another San Jose so that a few may profit at the expense of many.

1164: I have no idea how many people are homeless in R.P., and if you don't, you should find out! Shelters need to be in the neighborhoods where people need them. I do feel we should have a shelter if it's needed here, but also would not want to invite Santa Rosa's homeless to R.P. to fill vacancies in a shelter we can't fill ourselves.

1165: Noise - 8025 Beverly Drive - student housing - police should have a lot more drivebys during school year. Loud noise, drinking, fast driving.

1168: How about a new cable TV company, either as a replacement for Multivision or competing against it!

1170: I love the fact that R.P. has so many parks. We have grown at an unbelievable rate but due to efforts, have retained a genuine community atmosphere. I also believe that closing out others in sharing in this community would be wrong! There is no other place I would rather live. I am proud of where I live.

1171: I had difficulty with the wording of question #26. We need commuter rail service - noise or not. To agree with the question would mean I would not want the commuter service because of the noise. To disagree would imply that I do not want commuter service but the noise was not the reason why.

1172: I'd like to see expanded police patrols of major residential areas and thoroughfares, i.e., Golf Course Drive, Snyder, Country Club Drive. People exceed the speed limit by 20-40 mph on these streets in residential areas, and most drivers barely hesitate at stop signs. This along with unleashed dogs and illegal motorcycles makes walking home a nightmare. I'd also like to see some instructions and/or signs posted for the huge numbers of people who ride bicycles on sidewalks. They are also a hazard, and I've been completely run off the sidewalk more times than I can count.

1173: The freight trains should be rerouted some way around the edge of town rather than through the housing area. The commuter trains would not be as noisy as the freight trains. All in all, it seems that the City planners are doing a very good job.

1175: Put a lid on future growth. This City is large enough in population and business strength for everyone to now live comfortably.

1176: The City should also take a look at Golf Course Drive along the sidewalk all the way up, it's been used as a dog toilet. Also, the

landscaping is most unsightly where the Red Lion Inn sign is. Has never been re-landscaped. Red Lion Inn should repair the landscaping at the sign by the golf course.

1179: Too many greedy developers. Remove unused cars, trucks, trailers parked in front of homes. Many businesses waste water. More to punish offenders. We need meters. Get rid of weeds along the freeway. We need many more used engine oil depositories - encourage proper disposal. All new housing should have water meters. No meters only encourages residents to waste water. Many of our neighbors notoriously waste water. The Red Lion complex looks great. We love it. Clean up the bowling alley. It's a dump. The cat problem in our neighborhood is very, very frustrating. City should provide cat traps on demand, without a three-month waiting list. Golf Course Drive improvements are great. I'd love to have a Lucky's and Longs in R.P. More clothing stores (maybe a mall). Thank you for this opportunity.

1181: Currently I am attending SSU and really enjoy the peace and quiet up here. If the City continues to grow as rapidly as it has within the past year, I would not desire to stay here as I do now. After college I am considering making R.P. my permanent address.

1183: Rancho Feliz Mobile Home Park is one big junk yard. The people should be made to clean it up. The old drive-in is fine for storing recreation vehicles but the ugly screen and drive-in sign should be removed.

1189: I absolutely hate the Red Lion Inn's fluorescent signs. It is the ugliest building around. Fluorescent signs and large signs should be banned!

1190: I would like to see bus service to Novato that would continue down Redwood Blvd. in Novato.

1194: Additional walkways and bike paths only in areas where none are, i.e., the west side!!

1195: Give us the Price Club!

1198: One thing that is not mentioned is drug related problems in schools. Please address this problem. It is important. I hear of so many families in R.P. complaining about this and it's getting worse.

1202: R.P. should limit or stop growing. It should preserve Roberts Lake and turn it into a recreational lake. R.P. should stop building stores and put away land for parks. We have enough stores and buildings.

1203: R.P. schools need after-school daycare programs for children ages 5-10 years. This is the biggest problem for me. SSU needs more parking spaces!!! R.P. needs more low-income housing for students and single parents. R.P. is too white. We need to attract a more ethnically diverse population.

1204: I personally think R.P. is an excellent community for the "new families" and "retirement" groups. The new Coddling Bank is completely out of sorts with the overall view of our city.

1205: City planning as it now functions is great. They should maintain present standards of planning and be left alone without Sierra Club or other interference from so called pressure groups.

1206: First off, if used, this questionnaire is an excellent idea. (Thank you) We should limit the number of vehicles on the roadway - mass transit. We already have enough ecological problems; let's attempt to limit the situation locally. Recycle program - excellent idea! I just hope the incentive remains (e.g., lower or maintaining garbage collection costs). Hopefully something assertive will be done to curb the "boom stereotypes" come 1/1/90.

1208: Disagree with a commuter rail service in R.P. because of the chance of a derailling accident with homes so close to the right-of-way. I have lived in several cities in my 48 years and this is the best run city of them all. From the City Mayor, Manager, Fire/Police, City Hall personnel, et al. Any chance of annexing Santa Rosa? They could sure use our ability of running a city.

1209: Our City is a nice place to live in. You have so much to offer senior citizens. Now try and help us with rent control. We need it real bad. We need more shopping in our area. You did a real good job with these questions.

1211: Having lived here about 1 year, we think it's a nice place to be. We have no complaints.

1214: It would be nice to see a U.C. campus moving here.

- 1215:** City could coordinate traffic lights, particularly on R.P. Expressway to Hwy. 101. Policing of neighborhoods should eliminate auto rebuilding and testing in driveways as well as demolition. Things generally are going quite well.
- 1218:** Let's "upscale" our high school. New elementary schools are always being erected, but where are all these grammar school kids going to go in a few years. Do you think they will all fit in "The Ranch"? Besides, the place is out-of-date. It makes me ashamed that our City is so concerned with a beautiful recreation center and across the street we send our high school kids to a shabby, outdated school. Also, the new shopping center across the street from the high school is ugly! It does not fit in to the look of a residential neighborhood. Where is the redwood?
- 1222:** Our City has been "overbuilt". The newer areas are jammed so close they could become a fire hazard. Shake roofs should not be allowed. Our water supply could be depleted if we had a very large building or grass fire. The lake bed could become a disaster in itself if this overbuilding continues. The afternoon smells from the west side of town are horrible if you are outside; probably from the waste treatment plant. We don't need a larger town or city.
- 1223:** Get the Sierra Club out of City's business and keep them out. Who elected them? Who wants their input? City Manager does very well and our City Council members have done a great job on their own for years. Send the Sierra Club back to their hill in Norden.
- 1225:** R.P. should stop growing. I moved here 28 years ago. Now I get lost. Traffic is like Santa Rosa. We have a great police and fire department. The schools in the older sections are lousy. I have to pay for my children's education.
- 1230:** Although we will not use a lot of the different things as we are both retired, I love to think of our City as one that has it all.
- 1233:** Quit annexing land. Why? It's the excuse cities use to grow. We need crossing guards for our schools - not an \$11 million pool!
- 1235:** Get RV's off the street. The General Plan originally called for 35,000. I've lived and owned a home here for 20 years and feel it's getting way too congested. It's time to set firm plans and stick to them.
- 1237:** There is no need to build an expensive swimming pool that is planned. I have to go to Santa Rosa for a covered pool to swim in from Nov. to April. I would like R.P. to cover its pools instead. Much cheaper!!
- 1238:** Many homes in my "A" section need to be spruced up. Lawns cut, leaves raked, shrubbery trimmed. Much noise made by racing cars. Get rid of telephone poles. Our older section and "B" section have been forgotten in regards to upgrades. Many homeowners are long-time owners.
- 1239:** I'd like to know if the new recycling program is available in mobile home parks.
- 1240:** Complete the R.P. Expressway to Stony Point and Petaluma Hill Road. Complete the link to Santa Rosa Avenue. Ask County to improve the intersections along Petaluma Hill Road from Hewlett Packard to Snyder. Complete more exits to the area south of East Cotati and east of Camino Colegio.
- 1242:** I have only lived in R.P. for 2 years, but I have never been in a city that is so friendly and open to new residents. I love it and plan to stay for many years.
- 1245:** My husband and I live in an apartment and have read that the new recycling program will pick up from houses only. If this is so, that's too bad. We would definitely participate. At present we take our recyclable materials to centers. Also, we feel that the rate of growth in R.P. is appalling and should be strongly limited. Thanks for the opportunity to voice our opinions.
- 1246:** The City should keep its present direction as a good place to live - encourage public transportation - numerous small parks, bike paths, etc. and avoid large parks which can become a problem with too large of groups. Good middle income housing should be encouraged - inflation seems to take care of the upper price ranges. Alternate roads should be developed besides 101.
- 1247:** Transportation - I urge mass transit - more buses and light rail. To expand 101 to 6 lanes without pushing mass transit will just lead to 6 lanes of congestion instead of 4.
- 1251:** We moved up from the bay area 8 years ago and we are very happy here and plan to stay. We have cable TV and dislike the way they forced us to double our cable bill by making us take premium service that we did not ask for.

1252: There are too many individuals on the Planning Commission and City Council that are furthering their own private financial interests and personal gain.

1253: When are we going to wise up and stop growing? We can't continue to build, build, build which overcrowds roadways, schools, etc. and not pay the price. We need to conserve what open space we have left. What are we doing to promote employment within our own town? We have new businesses, but do they hire locally? Do we need any more City complexes like on Snyder Lane? What for? When are we going to get new blood into the City Council government? The same people with the same overworked ideas continue to run our town.

1254: I thought we had a shelter for the homeless and low income housing - isn't it called Cotati!

1256: Let's get Price Club in R.P.!

1259: At the present rate, R.P. will be all buildings and streets with no place for people to go but little corner side parks that are landmined by cats and dogs. To preserve a high standard of living, a very broad usage of space is needed for outside recreation such as hiking, biking, running, sports, etc.

1260: What about schools? We have 8 elementary schools. We should have more junior and senior high schools. I'm very concerned about overcrowding in the junior and senior highs and also I'm concerned about the kind of education at the upper grade levels. These kids need better preparation for college, etc., but mostly I feel we need more (2 each) junior and senior schools.

1264: Too bad the survey doesn't fit in the envelope very well.

1265: If the Mayor and City Council do not start listening more to the citizens of R.P., they won't be in office next election.

1266: I love the idea of a Price Club.

1268: All convenience stores/business should close at 10:00 p.m. Safeway's 24-hour brings in many potentially dangerous people. Passing on 101 in Belmont, CA, liquor is not sold after 11:00 p.m. to secure safety in the community. No more fast food restaurants - brings in loitering and non-desirables. Santa Rosa has low cost and homeless housing. Let Santa Rosa deal with depreciation of land and home wealth associated with low cost housing.

1270: City is designed for non-safety of children. Streets are much wider than standard lane size for speed which encourages people to go too fast. There is no route from "F", "G" and "H" sections to shopping area for bicycles except by using major thoroughfares.

1272: Our house is shared by two people, both students. We feel that the low income apartments should stay close to SSU so that students who are more responsible and can afford nice apartments and houses can get away from all the college students. In "B" section especially there is a mixture of apartments, mostly occupied by students and houses family occupied.

1273: Noise problems may be a problem particular only to a few neighborhoods. It certainly is with mine.

1277: I feel that what we should be concerned about is expanding US 101 to 6 lanes. Also it would be nice to see a large community park in our area.

1278: I would fully use the new recycling system if there was some way I was compensated. The park should have some camping facilities. Buses should run later. This applies for most of the Sonoma County transit.

1280: Building a Price Club would be nice. We could use a few more gas stations built around town.

1281: This survey seems poorly worded. I don't see how you are going to be able to compile this into anything meaningful.

1285: It is apparent to me as one in the landscaping maintenance industry that the lawns in R.P. are over-watered and the sprinkler heads aren't maintained in a manner to keep the water on the lawns as opposed to the streets. The City should start with itself before speaking to citizens about conservation.

1288: There appears to be no desire on the part of the police to enforce yard appearances. Case in point - the house across the street from me has been cited numerous times but no enforcement has been handed out. The place is still a "junk yard" and used it appears for

commercial uses.

1290: Our planning is more than adequate. To have 3 golf courses in this city is asinine. Better use that space for other recreational uses. I think the proposed indoor swimming pool will be a great asset. Go for it.

1292: Growth is increasing too rapidly. The units that are being built are too expensive.

1294: One comment - give some thought to the street name Price Club Drive. If other stores are looking for space they may not want another company street name. Look at State Farm Drive. You had to name a side street California Court so that Fireman's Fund could lease space. Think it over.

1295: I like R.P. I also work in R.P. - 6 minutes from home and work is great!

1297: The City should not help with toxic waste. That just promotes it. Low income housing lowers property values for everyone else.

1299: I think a rail commuter service is very important - reduces need to expand freeway - reduces pollution. There is no reason to take action to expand R.P. (either residential or business). A higher tax base would be achieved, but the larger population would use the new revenues for the additional public services. So, no net gain! no net gain!

1301: Limit the population, stop building low income homes. No home for the homeless, let the bigger cities have that. The appearance of homes and yards in some areas, especially "C" section, need to be improved. Trailers and construction trucks should not be parked on the streets. An individual should make it possible that their trailers and construction truck are parked in their backyards. Commercial vehicles should not be parked along the street.

1305: Need more specialized stores such as a craft store, clothing stores for women and children. A park would be great!

1306: The City is doing a great job with our City planning. We moved to this community because it is structured so well. We love the bike paths and lots of parks.

1307: Bigger parking lot for commuters, bus, carpool, rail and/or monorail.

1308: We have become a prime place to live. Let's not forget we're a family City and overlook that! It looks good to promote business to bring in revenue but not before we develop a master plan as Petaluma and Santa Rosa have done. Let's remain quality, not quantity just for money. Let us not get too big for our pants. Remember, R.P. has advanced all of you on the City Council.

1310: Too many complaints about noise. R.P. is not a retirement community.

1312: We need more public transportation (rail service). Need some low income housing. Too many houses built with fireplaces. Wood-burning destroys our trees and pollutes unnecessarily.

1313: I believe the general feeling among the residents of R.P. is that contractors/developers are controlling growth in the City, e.g., no growth control exercised by the City Council.

1316: Keep the City within budget. Please don't overextend.

1317: Police and fire should be separate City departments. R.P.'s level of fire protection is dismal at best. R.P. is big enough. Its size should be limited at current levels. 101 and roads in and out of R.P. cannot handle the growth, in fact, R.P. and the rest of Sonoma County has outgrown our ability to get around. This is at least as pressing as the sewage limitations described below. If there is future growth, past open space requirements should be continued (e.g., neighborhood parks, wide landscaped thoroughfares, etc.).

1318: The barking dogs are not a big problem. The ghetto blasters on four wheels is definitely auditory assault. Using R.P. Expressway as Indy 500, plus Country Club Drive and Santa Dorotea Circle is ridiculous. The Christmas lights on R.P. Expressway are absolutely beautiful. Is there that much crime in R.P. that the patrol cars are always hitting their sirens? Just asking.

1320: Meadow Pines area (in the areas adjacent to the creek) needs to be cleaned up, particularly the creek area. Cut the weeds!

1322: Please make a leash law for cats and enforce the same for dogs. Senior meals would have a much larger attendance if the meals

were served at a later hour, say 4:30 or 5:00 p.m.

1323: No more residential development! Please save our open lands. We don't need more industry. We don't need expansion. Do more to urge our recycling program. We need our aquifers - don't build on them. We don't need more pollution, we need better programs to prevent it. Please don't turn R.P. into a bigger city like Santa Rosa, San Jose and San Rafael! People move here to live in a better more natural environment. If R.P. continues to grow we will move. This area is losing its charm and appeal. It is becoming more crime ridden, more polluted with destroyed natural environment. If you want a bad environment for our children and grandchildren, keep expanding. The loss will be greater than the gain.

1324: This survey is terrible. For example: #32 - Roberts Lake. What is the alternative, filling in the lake or restricting access to it or what? Also, #4 and #5 - what if you want the population growth where it is? You are giving people a choice of only 2 population ranges. Question #1 - what kind of stores are you talking about? Small specialty or large discount. The answer would depend on this knowledge.

1329: I think the City is doing an excellent job of balanced growth! The neighborhood parks are great. We need a central shopping area. I work on Sunday so thank you for the opportunity of answering this now.

1330: The train that runs behind our house ("B" section) should have a regulated speed limit of no more than 20-25 mph. There is no reason why it should be moving as fast as it does. It wakes us up and shakes the house which is unacceptable.

1336: I would ride a bus or a train more often if I could get to the bus stop. I didn't know we had a homeless problem in R.P. Will recycling be available to apartment dwellers? Is it needed? The neighborhood park concept is great. Do we need a large one? I favor preservation of green areas, however a third golf course and large park would do that. I thought we already had a softball complex. I favor better exits from the freeway. Boom box noise is awful. Although I have lived in R.P. only 2-1/2 years, family members have lived here for 6 years and I was a frequent visitor. I lived in Sonoma County 16 years previously and find R.P. one of the most attractive areas and the most convenient place I've ever lived!

1337: Some questions were too general or vague.

1340: Provide an adequate fire department. The City should have at least 10 firefighters on duty at a time (3 stations). Contact City of Petaluma for more details.

1342: Country Club Drive and Expressway has gotten to be the noisiest place around.

1343: Privately owned R.V. storage is a must. On our street alone, there are 2 motor-homes and a huge boat. You get tired of looking at them, plus they take up all the room on the street. Also, R.P. needs a lot more department stores like Mervyns, Penneys, Macy's, etc. Too many banks and fast food restaurants.

1345: Transportation, make it so the people in R.P. have more buses running to accommodate jobs, recreation, etc. House the homeless of the street, less problem with drugs. Also, low income housing would take away a lot of the homeless.

1350: I think R.P. should have a full time fire department and make use of the EMT's.

1351: I think the traffic on Lancaster Drive between Lincoln and Liman race too fast. I think the police should enforce this problem or put up a stop sign. I have small children who like to play outside and I'm really fearful of an accident. We've had a couple of close calls. Even the buses drive too fast and we've reported twice.

1355: More recreation for ages between 30-40 and single adults, such as dancing, public dancing without liquor. More volunteer work to clean up streets and teach fishing, crafts to small children who cannot afford paying.

1356: I feel a City of this size and this community minded should have a fully operating fire department 24 hours a day, 7 days a week.

1357: With at least 30,000 in R.P. population, I feel we need a full time staff of firemen, not volunteer firemen. I would also like to see a hospital built here. With a lot of young families and retired people near the golf course, Santa Rosa is a long way to go for an emergency. The walk-in immediate care is not capable of handling an emergency and always sends you to Santa Rosa hospital. I would like to know where the high cost of property taxes are going, it certainly is not going on the construction of our schools. They are all mostly portables.

1360: Don't widen the Expressway overpass. I'd rather see another pass at Arden Drive be built. Too many cars in this town. Better grocery

stores for the "G" section and the "B" section so we don't all go to the same spot to shop.

1362: The "M" section needs a park!

1363: More stores but no more pizza places, video stores and cleaners. I do not feel we have a water problem here. How can individual homeowners make use of the new recycling program? We need more information. The commuter rail service is a good idea. We have so many who work in Marin Co. and S.F. If I worked there I would use it.

1364: Why bright pink?! Envelope is too small.

1367: You paid too much for your canvass/questionnaire - some questions are not clear (16, 31). Is there a problem with noise in R.P.?

1370: A commuter rail service with pick up points could be outside the City where parking could be arranged and the number of trains used could be limited to commute hours and not hourly service all through the day (i.e. accommodating shoppers and occasional sightseers)!

1371: There should be a traffic light between Snyder Lane and Golf Course Drive. Very dangerous. Also a traffic light should be put at Country Club and Golf Course Drive. Needs it bad!

1375: Ban boom boxes!

1376: Barking dogs, boom boxes, loud vehicle bass blasts are noise problems. Define commuter rail - Is it like BART? Is it like METRO, Washington, D.C. I could deal with the sound if the systems like this.

1377: Development should include schools to accommodate the growing population. And suburbs or communities appealing to all which would be stores conveniently located to rural areas not 10 miles away where it's less populated.

1381: Stores - mall type. Shelters attract lower life problems - unsafe for children. Parks are sufficient. City advising of safety - this is an individuals responsibility - not that of a City. Toxic waste should be handled via regularly scheduled pick ups.

1382: We are a middle income family that cannot afford to buy a home. Our children attend local schools, we use recreational outlets; we value this town but we will most likely end up moving away so we can purchase a home.

1383: There are too many police cars parked at private homes. Public transportation stops at 6 o'clock. Police patrol used to be good but now it is very poor. Too much time is spent on checking seat belts.

1385: Department stores needed. Population growth not over 40,000, city becoming too congested.

1386: Please limit growth. Keep up the quality of life. Do not allow homeless shelter in R.P. Tear down low income housing. Clean up appearance of some sections of the City. Build a recreation facility southwest of stadium (i.e., golf, tennis, softball, etc.). R.P. is a great place to live, please keep it that way.

1387: Why do all the stores and shops being built have to be the same mini-marts and pizza shops? Variety would stimulate more interest. Light pollution should be curtailed. Shield the lamps (particularly at the stadiums) so light isn't wasted up into the sky. Improve the quality of education in public schools, particularly the high school.

1399: I think we have more than enough parks in this town. I think we should concentrate on more serious issues such as the homeless and limit the building of homes.

1402: There is a lot I do not know about land development but I do feel strongly that transportation needs to plan for the future and additional outdoor recreational facilities are very important.

1403: I moved to R.P. for benefits of a well organized small community with ample parks and access to City, coast, Santa Rosa and a job in Sonoma. I wouldn't want it to change from what it is. The freeway through Marin and Sonoma County must be widened eventually. The only noise in my neighborhood is an occasional barking dog. I'd like to see Baumgardner Lane access to Petaluma Hill Road.

1405: Water sprinklers are a big water-waster. There are already enough stores with the owners making no money. Seems the banks and grocery stores rake in the most money. Daycare should have been addressed rather than a third golf course. Not everyone owns

a golf mobile. The overcrowding in the schools are a disgrace and so is Rancho Cotate High.

1407: We really need expanded commuter buses from R.P. to Marin and S.F. Widening of 101 is very important and I am more than willing to pay an additional tax to accomplish this.

1410: The City is growing very fast and I really think growth should be slowed down. There is a lot of construction going on and another bank? How many banks do we need?

1411: Olympic indoor pool needed. Keep water as is for a beautiful green community. No meters. Work on sewer problem. No growth needed, there's enough problems. No more apartments! Rentals as houses. Keep R.P. a fitness, sports, small town atmosphere. Not a San Jose!

1414: We need affordable housing to go with County low pay scales. Too much growth. I am disgusted to see the improper use of land. Homes built one on top of each other. R.P. is really losing its nice community feeling and turning into a contractor's dream for his finances. It's disgusting. Self interest shows in this town. I used to love it here.

1415: I'd like to see our City develop but not too much. We have enough stores. It seems our City has been expanding quickly. I'm from a big city originally and the rapid growth rate is scary.

1416: The outrageous price of housing in R.P. detracts from an otherwise nice community. Something should be done to stop the price gouging from greedy real estate developers. We should stop talking about solving transportation problems and do it. Widening 101 won't do it. Penalize people who commute alone and put in a light rail system.

1418: You should do things legally like updating General Plan and getting permits when needed (like the corp of engineers).

1421: I just moved to R.P. and I'm a single woman. I feel very safe in this town.

1422: Animal control needs stricter guidelines. There are too many loose dogs in "H" section. Put up a leash law sign in R.P. and fine people who have loose dogs. If the dog bites someone put the dog in quarantine, don't leave them with the owner.

1424: R.P. streets are curved and make vision around stop signs and street light areas difficult for oncoming traffic (specifically Donna).

1425: What about recycling plastic? We throw away more plastic than anything else. Keep up the great work! God Bless!

1429: Questions like #1 and #16 should be specific in content, perspective, i.e., types of stores. More jobs or more homes? Your closing statement gives me the impression the problems currently being experienced with the General Plan are going to be repeated due to expediency rather than efficiency. Short term gain, long term loss.

1433: Limit noise from radios and dogs. Limit the parking of R.V.'s and boats to areas that cannot be seen from the street.

1436: Sewage disposal is one of the most important problems facing R.P. I would hate this City to have to face sewage problems similar to Santa Rosa's due to lack of foresight and planning.

1440: Expand 101 for light rail use. Return Golden Gate service locally! County transportation stops at 5:30 p.m. Too much population - traffic population and pollution. Thank you for this opportunity to express our feelings.

1441: I think an attraction to R.P. would be some night life. You have to go to Santa Rosa or S.F. for decent dinner and dancing. Nobody comes to R.P. for an evening out.

1442: The most pressing issues are sewer, water and traffic, in that order. I don't want metered water and I don't see how we can continue to grow at the rate we have been with the sewer and water constraints. Highway 101 should be widened and access improved. Snyder Lane should have a lefthand turn lane where all the apartments are.

1447: The golf course north and south are being ruined by over watering. A good groundskeeper who knows something about grass would help. Mud City USA.

1450: Housing and jobs are disproportionate regarding salaries and rental rates. I'm forced to commute because I prefer living in R.P.

than Marin. The reason for staying in R.P. becomes less evident each year. I hope soon salaries in Sonoma as a whole will increase to meet the rising cost of living here.

1451: I think R.P. needs to concentrate on bettering their school system. I think this is a #1 major concern of parents with children. The schools are overcrowded. We live in the "M" section and are extremely anxious for our school/park to be built. Also, I would like to see more eating places and stores. We have enough dry cleaners and video stores. No more please! Or laundromats!

1454: We love R.P. and would like to see it remain as is with a green belt. Better transportation, more homeowners.

1455: Safety of the people along the tracks would be the major reason for not having the commuter train. The houses were built too close to the tracks for a major service of transportation.

1458: The water in Rancho Verde is undrinkable. It tastes bad, smells bad and looks bad. The park says it's the City's problem. The City says it's the parks' problem. Does anyone know anything? If so how do we correct this? Living on Social Security and having to buy water irks me, especially when I'm also charged on my rent bill for it. Help!

1461: The City does not do enough for the senior citizens. For example, the new gymnasium was free the first year, it now cost \$100 a year. The new arts building is a waste of the taxpayers' money. The golf course is costing more all the time and the south course is unplayable in the rainy season.

1463: I think R.P. should slow down the building a little. More stores like supermarkets, clothing stores, instead of countless pizza parlors and video stores, etc. would be nice. R.P. builds on empty lots as fast as they can find them and usually it's another unneeded little shop we already have plenty of. R.P. does not have to be the elite place to live, and recreation spot of northern California. Plenty average folks live here too, remember?

1465: What is a greenbelt area? I don't feel that the questionnaire really addresses the problems of overgrowth that R.P. is experiencing. R.P. is quickly becoming an area that is no longer desirable for me and my prospective family to live. 40,000-50,000 people is not an attractive number.

1470: I enjoy living in R.P.! The City is planned well. However, there is no real definite downtown and the new homes being built tend to run upper middle class to upscale. I feel this needs to be balanced with affordable housing for families and seniors.

1471: Who can afford \$200,000 for a 3 bedroom fixer-upper? \$100,000 plus for a two bedroom condo - let's get real. Who can afford it?

1473: After the earthquake more people are using public transit and 101 is not nearly as backed up. We do not need more renters and low income families!

1474: I do strongly believe that there should be affordable housing, and a place to go for the homeless.

1475: Continue the great job you have been doing. Lovely city, beautifully landscaped.

1476: We would also like to say that the water is too salty and we use bottled water.

1479: We did not receive this letter until the evening of 10/26. I hope next time you will plan to send it two days earlier than the deadline rather than two days late. I talked to a few people and they are not sending the survey back because the deadline already passed.

1482: Highway 101 must be widened for use of the road during the week as well as on weekends. Don't ever bring low cost housing to this City or this county.

1484: Noise is a main concern. I have to wear earplugs to bed because of all the cars and trucks screeching to a stop and tearing off at the stops signs on Enterprise Drive.

1485: I strongly believe we should keep or establish a green belt for R.P.

1486: R.P. is still the best planned city of any in CA. The neighborhood schools and park plan has always been appreciated as well as the City's emphasis on recreation for our children and adults. I have always taken advantage of both! Keep up the good work! And keep

planning ahead!

1489: The general desirability of living in R.P. decreases as the population density increases.

1490: I liked the idea of a build-out at 25,000. R.P. should limit growth sharply, now. Civil lawlessness, evidenced by the dismal environment in our public schools, most horribly of the high school, blaring rock music from cars, indiscriminate jaywalking, must be addressed before going totally out of control.

1491: I enjoy the Cotati-R.P. community but we need to preserve the green belt. I think B section where we live needs a teenage youth center like a Boys Club and Girls Club. There is so much teenage crime here. We need affordable, liveable housing for low income families as a priority.

1492: Growth should be allowed to facilitate free enterprise and keep housing costs in line.

1495: I love R.P. "The Friendly City": 1) if you're rich; and 2) good looking. R.P. is becoming Marin like. I do love R.P. Let's go back to the Friendly City we advertise.

1499: Housing should be spread out more. Houses are built too close together. There should be larger lots available.

1500: Where are the petrol stations on the east side of R.P.? With current growth, more services, i.e. petrol stations, are needed away from the highly congested R.P. Expressway and Commerce area.

1501: Eventual population should never reach as high as 40,000. The City is not meeting its current obligations to the homeowners in R.P. I purchased my house when it was on R.P. well water, shortly thereafter the water was switched to south Santa Rosa water. This is foul smelling and not drinkable, forcing me to purchase bottled water. I recommend bringing all the City up to a uniform standard before any new construction is allowed.

1507: R.P. needs at least one or two department stores such as Macy's, Sears, Emporium, Nordstroms, etc. I am absolutely against homeless people coming to R.P. knowing someone will be taking care of them (which is precisely what happened in S.F. thanks to liberals such as Agnos). Also, why low income housing? Everyone can move to where they can afford, if it is Cloverdale or Ukiah, be it. I can't afford N.Y. either.

1510: I think BART would be great if it would run, or made to run on rail tracks through R.P.

1512: Thank you for allowing input.

1515: I would like to see a local bus service, like Petaluma's, for local riding. I think rail service is a waste of money. I think they should do a survey of commuters to find out who is going to use it. If it doesn't work any better than Golden Gate Transit, no one will ride the train. Thanks for the survey, I hope you get a good response. I, like many others, look forward to the Price Club and others coming to town.

1518: Send Cochran down the highway.

1519: Need a school in the "D" section so kids don't have to take life in hand to cross Country Club Drive.

1521: There are too many homes/apartments being built. The rural, wide horizons are gone. The streets are getting too busy from the high density housing. I'd like to see the creeks cleaned up. Why is it that every new neighborhood shopping center has the same set of junk food, video, chiropractors, etc. shops. We need health food stores, garden and pet shops, wine shops, unique foods and coffees and clothes shops. We don't have any music or art supply shops! Thanks - I like the small town leadership feeling you give us by keeping us informed and letting us voice our opinions. Keep it up!

1522: They also should have more schools and more stores, and more buses because a lot of people don't drive and if the kids get sick the people can't get to the kids. We own our mobile home in R.P. We moved in 7/1/89 and like R.P.

1530: We feel R.P. is a great place to live! As it grows, is the police and fire population growing also? We have found that on a non-emergency call for a police officer, we have had to wait a while. Example: When our car was hit on our street; and in a case where a band plays in the neighborhood, we called about the noise!

1532: Ban trucks on Snyder. Ban buses on Snyder, local residents only. Loud car radio offenders should be cited. Dog owners should carry pooper-scoopers, they ruined some of our landscaping. Limit to number of occupants and number of cars in each house. No bikes on sidewalks, they ruin residents' lawns. We never receive the "supposed" Wednesday Clarion.

1533: Keep R.P. a small town as much as possible!

1538: I believe we need more police and fire personnel.

1541: We need a full time fire department.

1543: How is the police force being augmented as the town grows? Fire Department?

1545: One more lane on the west side of the Expressway bridge is badly needed for safety.

1548: I am confined to a wheelchair. Could we have more accommodations for all?

1550: Noise, especially mobile radios, are seriously disturbing and should be controlled.

1556: We moved from San Jose to get away from building and the big city. We like R.P. for being a small community. We would rather see green parks than buildings. I would rather have open land and lose sales tax than build. More information is needed about commuter rail.

1557: Citizen's canvass - very good idea! Do this more often. Next time make the return envelope larger. City should try to utilize stadium more. Use for revenue generating purposes such as concerts, rock concerts, and endeavoring to obtain another minor league baseball team (preferably connect with either the S.F. Giants or Oakland A's). Bring more service oriented businesses to the west side. Distribute information on what is happening with the Community Center, I have no idea what it is used for or by whom it is being used.

1558: I think there should be a park area for every 700-1,000 homes. I think conservation of water, land and other resources should be practiced and stressed.

1560: More clothing stores are needed in R.P. A gas station/car wash should be built next to Roger Wilco. I believe R.P. landscaping looks so nice because we can use water more freely than other cities.

1561: I believe the parks bikeways should be policed more and the dogs not on leashes picked up and owners fined.

1562: When a resident takes the time and interest to write to the City Council there should be a reply. To do otherwise is very rude and unbusinesslike. The City Council was misled about fire sprinklers. Lied to, to be more specific and should reconsider the matter when all the facts are accurately presented!

1563: More lights on Burton Avenue.

1564: The City should continue to keep R.P. clean and green. New housing development is good as long as the City is able to maintain it as a bedroom community vs. industrial, and continue the requirement of planting new trees and grass in the just developed areas.

1565: I hate to see so many similar businesses, causing some to fail (oriental restaurants, etc.). R.P. is a family area and sports are a major benefit to all ages. It is sad that buses do not run late enough in the evening.

1566: I'm all for the Price Club center to be built.

1567: Why don't you people get off your rear-ends and tell the Sierra Club to take their issues elsewhere. I am directing this statement towards the Sierra Club's involvement in attempting to extinguish the plans for the City of R.P. having a Price Club. Why should we shop at Costco and give our tax dollars to the City of Santa Rosa? The Price Club would also create more jobs! The main issue for distributing this questionnaire is to delay the Price Club construction, isn't it? Why ask for honest answers when the whole reason for this questionnaire is to be dishonest to the citizens of R.P. Do I sound mad? A lot of us are mad. Tell the Sierra Club to take a hike.

1568: The City police are far to lax on enforcing the law on bicyclist not obeying the vehicle code. Why?

1569: I would like to see R.P. stay a classy, clean, safe place to live. With a good recycling system, hopefully keep more open spaces, less development.

1570: Our neighborhood is plagued by young people squealing their tires at our 4-way intersection. The police don't seem to be doing anything about it. We've already had a few lose control of their cars and cause property damage in our neighborhood. It is only a matter of time until people will be hurt and not just property.

1573: I feel very strongly that residential growth needs to be controlled and monitored. Growth in light industry and recreational areas needs to comply with environmental impact guidelines. I heartily support a rail system between cities - since the earthquake I feel it is obvious that mass transit is a necessity.

1574: I like the idea of constructing community parks rather than overpriced, small, no backyard subdivisions (such as Myrtle Avenue, East Cotati Avenue). Yes, preserve a fairly large piece of land for the community to enjoy. Conservation - I'm sure it's been suggested countless times, but here goes. Make recycling centers at apartment complexes so the laziest of people can separate "good waste" (bottles, cans, paper, plastic) from disposal waste. Fine people for mixing "good waste" with the disposables, if need be. This would apply to residential areas mostly, I guess. Also, yes we get our domestic water supplies from wells and do not rely totally on rainfall. But it isn't going to be there forever. Please begin stressing water conservation to the dumb. It pleases me to see the City concerned for its residents by getting our opinions. Keep it up!

1575: We do not need more community centers, swimming pools and sending people to observe other pools, expending \$18,000 for this is just plain stupid. Beating the chest "see, look what I did", put my name on it, "Callinan pool" or park or whatever, is not for the good of the people. Egos and ID's. We moved here for a small city environment, now we are growing to a point the sewer system cannot accommodate waste. Boy are we in bad shape.

1576: I feel that high density, single family homes (i.e., development south of SSU) takes away from the rural atmosphere that makes R.P. so attractive. Alternative single family dwellings should be considered to preserve our City. Thank you for giving me this opportunity to express my feelings.

1577: More favorable rent control for senior citizens.

1580: There should be a 3-way stop or light at the intersection of Snyder Lane and Petaluma Hill Road. There is a real problem with people walking their dogs and not picking up their dogs poop. It's really bad along Country Club Drive and the bike path on Golf Course. If there isn't a pooper-scooper law there should be and if there is, it needs to be enforced. This canvass is a great idea. This is the first one I've seen in the 4 years we've lived here. I'd like to see more!

1581: R.P. is a pretty, residential area. Especially Expressway, Golf Course Drive and Country Club Drive.

1586: The most obvious problem for me is the lack of lanes on highway 101 between R.P. and Santa Rosa. I drive my children to Redwood Jr. Academy (15 miles) and pick them up (15 miles) 5 days a week. I attend Empire College (12 miles) 4 evenings a week as well. There are too many accidents and it's too crowded with stop and go traffic during each of my trips. More lanes and a carpool lane are needed.

1587: I feel that public transportation is important for this community. Lots of people commute so it would be in demand and 101 would have fewer cars on the road.

1589: Housing in this community is terrible if you don't make an outstanding income. My family of five must live in a two bedroom apartment because we cannot afford to have the luxury of a house in the City we love so much. My children must play in the complex's parking lot instead of a nice backyard. Who has time to go to the park all the time for fun. I work and they are too little to go by themselves.

1590: I've lived here since 5/31/89 and have never seen so much unnecessary auto traffic among teenagers at 10:00 up till 2:30 a.m. I'm also for the banning of boom-truck radios at those same hours. R.P. is a haven for unruly narcissistic young people.

1592: This is a bedroom community, I'd like to keep it that way. I realize we need commuter service but extended carpools and bus services are enough for a limited community population. I believe a rail service put between Petaluma and us (R.P.) in the flat lands south of Cotati would be an appropriate compromise. I do realize this is out of your jurisdiction. A joint effort between the two cities might serve all surrounding communities. We have only two outlets to Highway 101, a bottleneck in traffic. To encourage more cars coming here to catch a commute would cause problems in parking and traffic. Those people from Santa Rosa, Sebastopol and beyond would use these facilities, but would not be spending money or paying the taxes here. I wholeheartedly agree to any waste or conservation program. An ounce of

prevention today is worth a pound of cure tomorrow. I appreciate being asked my opinions with your questionnaire. I'm probably a small uninformed voice, but thank you.

1593: The parks and recreation is our City's best asset. We need more soccer fields, gymnasiums for indoor sports. The gyms do not have to be large projects, but should be allocated around R.P. We have good baseball and softball fields. We need to take care of our needs. Maybe green belt parks around R.P.

1594: Overall the City does well but the overly-loud speakers on cars should be dealt with. Golf course planting and maintaining fencing should be better. Overgrown trees in yards in neighborhoods could maybe be controlled?

1597: Water quality needs to be improved, i.e. fluoride. The City should be more involved in the upkeep of Mountain Shadows golf course as well as any future golf courses. Schools should be improved to the highest level. A new golf course should be centered around a men's club, rather than American Golf, so better quality can be maintained.

1600: I think that the City of R.P. should help make buying houses for young couples easier. I also think that lower renting rates are important. I would like to have further information on renting and buying houses in the R.P. area.

1605: As far as noise is concerned, it seems R.P.'s finest use the sirens a bit too freely. At night you can hear sirens coming and going for as long as 3, 4, 5 minutes sometimes. It interrupts sleep and is unnecessary at 2 or 3 a.m.

1606: R.P. wastes a lot of water when they water grass and plants. They water the streets every day. The schools were not mentioned in this survey but I think Goldridge School is too small for the amount of children that go there.

1611: Please pave the parking lot at Crown Market. Maintenance of roadways should be kept up. Please!

1613: We are pleased with our City Manager, Pete. He has done a great job. We do hope the new project, on and off of Wilfred overpass, will not become a serious drainage problem. The people on Burton Avenue have each winter been sitting in water. We praise the people who have stepped in to see that the new project is right from the beginning. We like the water situation in R.P. as we like to grow our flowers in the summer.

1616: R.P. needs to have a clear vision of what it eventually wants to be. The City needs to have a comprehensive, well thought out plan and the guts to stick to it. Hopefully this plan would take quality of life for its citizens as a high priority. R.P. should be a friendly, clean, family oriented place to live. Thank you for your consideration!

1617: More patrolling of homes needed for burglar reasons. Our cars have been broken into 3 times.

1621: To make this City even more beautiful, every family has 4 parking spaces, two in their garage, two in their driveway. They should not be allowed to park their vehicles on the streets.

1622: R.P. needs more stores away from Commerce Blvd., perhaps on R.P. Expressway near the college. There should be a large grocery store and food chains, rather than the typical small shopping centers with a mini-mart, video arcade, laundromat and drycleaning. Also, R.P. should attract chains that seem to be avoiding R.P., such as Winchells, Denny's, Pizza Hut to name a few. And again, a separate area away from Commerce Blvd.

1629: We have too many apartment complexes. This and building of homes needs to slow down. I've lived in Sonoma County for 24 years and truly miss the small town community which was much safer. I have children and wish things were like that now. Number one concern is overgrowth of trees and shrubs. This is very dangerous and too many islands in the middle of a street with a bike path adjacent. If there is an emergency vehicle trying to pass, sometimes its impossible when you are 10th in line of cars waiting at a signal light - basically referring to Southwest Blvd., etc.

1631: Bring in the Price Club - we need the revenues.

1632: Third golf course and additional housing should be on west side, especially with extension of R.P. Expressway to Stony Point.

1634: I have lived in R.P. since 1961. I fear I will not be able to stay and raise my family here because of the cost of housing. My husband and I both work full-time and still cannot afford the prices of the homes here. It is very sad to see my hometown become so money hungry.

1635: I feel the City should pay special attention to limiting growth. Many of us picked this area to get away from crowded schools for our children, etc. Now we see the same thing happening here. There has to be a happy medium somewhere.

1636: R.P. is getting too big. It only works as well as it does because of its size. Larger is not better.

1639: There is far too little room for the number of people and vehicles. Sewer and water will be a very big problem in near future here.

1640: Residential speed laws are unenforced. If that continues, more arterial stops and signals should be installed. Cars parked on City streets on designated street cleaning days should be tagged and the owner(s) fined. All postal patrons who were sent this form should be sent the results and conclusions established or "drawn" by same.

1642: Finding affordable housing will determine whether I stay in this area, which I am very happy with, or be forced to move elsewhere.

1645: I feel we do not have enough gas stations in R.P. Need 1 or 2 at east side of town.

1650: We would like to see at least a 50 bed hospital in R.P. A first class department store would be nice on a small scale, perhaps like Rosenburgs.

1655: Would like to see a department store like Montgomery Wards or Target. I'm proud to live in R.P. and think you are doing a pretty good job!

1657: Traffic lights need to be censored/timed better. We need more traffic enforcement to slow down speeders. Some rent control is needed to stop escalating apartment rents. A traffic light is needed at Snyder and East Cotati Avenue. Arrows should be added to the lights at Southwest and Country Club. Law enforcement needs to be more visible. Finally, I believe we should have separate fire and police departments.

1658: City is growing as it should. Keep it balanced. We do not want another Santa Rosa. Next time use white paper.

1660: These men you hire in the summer to plant flowers, water the ballparks, etc. - they sit in those trucks for hours. I have gone by and seen them sitting there and 2 hours later they were in the same place drinking Coke. How come the taxpayers have to pay their salary?

1662: The City has plenty of "planned" open space, parks, etc. It's the unplanned (open farm fields) that are pleasing to the eye. R.P. is a bedroom community and will always be one for most of its residents. Therefore, efficient movement of traffic is of utmost importance, and the environment needs alternate modes (train, bus, monorail, whatever).

1665: I lived in S.F. 36 years, retired to R.P. in 1980. I love the place and think City management has done a fine job. Please keep up the good work and keep the expenses down to where we can handle them. As for parks, we have good ones now. What we need is a patrol to protect them from vandals.

1670: I am impressed with the way the Planning Commission directs its efforts. In comparison to other towns in the area, R.P. I feel is the best planned, particularly where family is concerned; schools, parks, etc.

1671: There should be controls on rampant growth. A green belt should be established around the City. Architectural design is poor - City planners should visit the town of Columbia, Indiana, where outstanding nationally known architects are chosen for civic projects such as schools, churches, fire stations. The aesthetics here is determined by the greed of developers and is squalorous and depressing, even or most particularly in the so-called upscale homes. Oversized on their postage stamp lots. What about row or cluster housing, an overall cohesive design, instead of the depressing specter of rampant growth and too rapid planning with little thought given to future generations. We must not give in to pressure to develop rapidly or our situation is just hopeless. Land developers should not contribute to local election campaigns. Real estate developers should not sit on City Council. It is a conflict of interest. This questionnaire should have been more professionally worded and thought out.

1672: One of the most important issues, which was not on this questionnaire, was having a fully staffed paid fire department. I think is incredible that a town this size does not have its own fire department with firemen on duty at all times. Is there hope for our houses if they should happen to catch fire? Please discuss!

1674: Water should be metered. People do not tend to conserve water unless they pay for the exact amount they use. If water were metered, people would conserve in order to save money. I live alone and resent being charged the same amount for water as large families

who obviously use far more water. Even a couple occupying a house would use twice the amount of water a single person uses. I regret that I am unable to attend the town meeting. Surely if a local printer had been used for this form there would not have been an earthquake delay in sending this form out.

1675: The City is expanding much, much too rapidly. The construction industry has too much influence over our weak City Council. R.P. should have a stringent 25 year master plan for its future development. The master plan should be developed by competent municipal design engineers.

1677: Condo complexes and apartment complexes have no recycling service of any kind. That's a lot of people in R.P. We have dumpsters, that's all. Building code violations need to be stopped during construction, not lawsuits later.

1678: We strongly approve of the action of the City getting the Price Club to become a part of our community. The Sierra Club should be fought all the way to the bank. They should clean their own house. We need to keep money in our own community. Why should I have to spend my money in Santa Rosa and then give them my tax dollars too. Keep fighting good guys!

1679: I watched the chaotic building in L.A. and Orange counties the past 45 years. You know the results. That's why I retired and moved here. If you can accomplish a balance between jobs and homes in R.P. (I don't mean pizza parlors or \$4.65/hr. jobs) you will help your traffic problem on 101. The Price Club concept is sad because the people that most need lower prices won't be able to join or afford the membership fee. I do love it here though.

1685: Restrict new construction of homes, otherwise there will be water shortage, garbage disposal problems, plus sewer problems.

1687: I think R.P. used to be perfect and now it's getting too big. Soon it will be dirty, have crime and pollution. Don't widen 101. Let people who live here, work here. We don't need S.F. and Oakland people problems. It isn't nice in big cities and that's why they all want to be here. You guys in office will ruin this place if you let things go, remember that. We have all raised our kids and bought our homes here. Our children and old people are safe, our police are great. Why change this? For what?

1693: Toxic waste should be out of the City.

1698: We hate construction right behind our house. We hate barking dogs. More basketball hours in the gym. We don't want to be Santa Rosa. But we still like R.P. Get a better video store. Stop all the construction and poison the f—king dogs!! (Only ones that bark.)

1699: 12+ years as residents of R.P. Also resided in numerous states and cities prior to R.P. and it's been a pleasure living in a well planned city. Our congratulations to all elected and City officials.

1701: Every shopping center has vacant space. No more stores until we have more houses. Replace the Sonoma Grove and we will have a better chance of cleaning drugs out of the City.

1704: We did not receive the recycling bins - Mattice Lane.

1708: We need a good department store. Limit on development. Supply drives up prices of homes. If we are going to ring the City, why not do it with a wall.

1711: R.P. is nicely planned, but I think it would be nice to have more neighborhoods with fewer houses and larger yards like Quail Hollow in Cotati. The houses look run down too fast because of fast construction. I'm glad there are ordinances against storing vehicles in the street and weed abatement.

1713: The City should slow rate of expansion as too fast growth causes many problems. A greenbelt, walkways, bike path and of course areas of wildlife are just as important. A good mix of careful planning so as to insure that R.P. will not turn into another Silicon Valley city.

1714: Survey is important - should do more often.

1715: I do believe this is a lovely and well-planned community and am proud to be a part of it. Keep up the good work.

1716: The youth of the City need more programs and space for free recreation and fitness programs. I hate the noise and building in Quail Hollow.

1717: We need more recreation for high school kids.

1722: Think before doing anything and act responsibly towards whole community.

1725: Don't plant a fake greenbelt of rolling hills and flowers in R.P. It will be fake looking.

1726: My vision of the community is to have all socio-economic levels represented, living and working together in harmony. Each school should have all levels so that children are not segregated by income.

1728: I am amazed at the indifference people have to the road of 101.

1729: R.P. is a very well planned city. Plenty of parks, bike trails, schools. Need more stores - good stores. I'm so happy we have the Red Lion Inn!

1733: Senior housing is needed desperately both subsidized and otherwise. Many of us feel this has been sadly neglected. Many, many of us would like to sell our large homes but where can we go that we can afford. Our down payment could not cover the cost of a small house. And why should we have to move into a small hole.

1735: Transportation issues need to be given high priority now. We need more stores and businesses instead of residential housing.

1736: Suggest that business be located near railroad right-of-way and bus transport. Establishing commuter rail and bus transport in time will cut down on road traffic. It takes time, but this country wasn't built in a day. Rails were used to expand our country and can still be used to enhance our City.

1737: R.P. is a good place to live. Keep up the good work.

1738: I am disappointed about the building of family homes around Sonoma State. There should be more apartments for students and parking lots and expanded college school buildings next to the school. Not family homes whose owners commute out of R.P. or to HP. Keep open space around the school. It will look buried between homes at the present rate of housing growth. Open space is not a wasteland, it's refreshing. Households should not have toxic waste.

1740: I believe that the City has expanded too much, too quickly. I decided to move here 5 years ago because of the small city size, the open green space, the availability to S.F., the cost of housing, and the efficient transportation system. It has all changed. The City is now quite large and the construction efforts are mainly for the upper class newcomers. Low-cost housing is now impossible to find. The open fields have disappeared. The traffic congestion is terrible. I think R.P. got too big for its breeches.

1741: R.P. needs to concentrate on single families and middle income living instead of worrying about another golf course, which we don't need. Help us all grow together. R.P. should not be a rich or poor community. It should be equal opportunity for all.

1744: The people who live in this community should not have to worry about traffic problems rivaling S.F. It also is bad that we have a great city but many neighborhoods are showing 2 great homes with nice landscaping then 1 or 2 with shabby painting, dead lawns, cars, trash, etc. in yards. Does not enhance the quaintness of our community. 50,000 to 60,000 can still be nice.

1746: R.P. is a great place to live, but it will be even better in the future.

1747: R.P.'s bus system is so limited it can't be used for general transportation and I don't know anyone who is informed about the bus system already in use. Also, shopping here is too limited. We have to go to Santa Rosa for everything except groceries and drug items. K-Mart and Ross are nice but we need alternatives and variety or we'll all be wearing the same pants!

1750: I am not aware of the pollutants and noise level caused by a rail service, so I can't answer questions pertaining to it. Some people in R.P. are below poverty level and it is a shame that there aren't programs to help them. I am one of those people.

1751: Better street lighting. Clean the weeds in the curbs like they used to do.

1752: Since I'm in outside sales I rely heavily on my cars. Therefore, I'm remaining neutral on the public transportation issue. Allowing apartments to be changed to condominiums could have a negative impact on the college students. New homes don't need to be more upscale; however, the lots could be bigger. I would have to know more about a large park before commenting. Nicely developed Roberts

Lake would be great.

1755: Need a good quality women's dress shop. Need no more fast food shops. Too many even now, lowering atmosphere for new people entering our city and giving the wrong impression. Compliments to Planning Commission which has kept a strong hand in maintaining trees and lawns for our City's beauty!

1757: R.P. should plan to lead Sonoma County in public transportation systems. We have a very good start. Let's not stop.

1758: I cannot attend the 10/29 meeting due to employment. However, if I could attend, I would stress the following: R.P. should use the existing rail lines for commuter service. Most R.P. residents work in Marin. Let's get off Hwy. 101 and use less-polluting light rail trains. This would lessen the need for expanding 101. More walkways and jogging paths would be welcome too!! I work in the Marin County Sheriff's Dept. where it is department policy not to use sirens (only lights). This is done for safety reasons. Sirens panic drivers and can and do cause unnecessary mishaps. Can't R.P. do the same thing? Sirens are the greatest noise irritant where I live.

1759: Something should be done about the children who race their cars on City streets from the time school is out until late at night. That is all we hear.

1760: Shouldn't 40,000-50,000 people have, at least, one fire department? (24 hours) Mobile home parks do need rent control - \$150 to \$325 - 10 years. More speed control on Snyder Lane, or 4 lanes. It has become Snyder Expressway now. Get that Sierra Club guy off your backs. Get Price Club in - lots of sales taxes. Gentlemen, be more conclusive, convincing, quit playing footsies, you (we) have a lovely City - great job.

1762: If the City does not do something to help preserve some sense of a rural atmosphere, it will have lost the reason for people to have wanted to live here. More industry does not lessen the commute problem nor enrich the City coffers.

1764: 101 should be widened. Need commuter train. More bike paths on streets. Softball complex, 4 fields so tournaments could be here in the summer. We need another high school.

1765: By the way, the Coddling Bank structure stinks! No class! Very shameful having the Sierra Club step in to update the environmental impact study. Shame on you R.P.!

1767: We are not affected by noise where we live; however, this could be very different for others. We have noticed that the City sprinkling system on Snyder Lane, north of the Expressway, and in that general area, waters the road as much as the grass.

1768: I have no criticism with the way the City is being developed.

1772: Speed limits must be in place in the "M" section. All too often speeders in housing areas pose a hazard to children and adults. Even some residents that are police officers speed through the development. The City should acknowledge those who do a fine job of keeping their property clean and kept and give warnings to those that don't and eventually citations. I am doing what I can to scream and yell at those who speed down my street. The volume of those who do speed exceeds those that don't!

1775: The noise is mostly from horns, fire department, sheriff cars, traffic noise, etc. The walkways and bike paths make R.P. a pleasure to live in.

1777: Don't produce toxic waste in industry and don't dispose of it in the dumps.

1778: This is one of the better surveys I have received. I think the next one should include the fire/police/public safety issue. Mayor Charlie - I think if you would take an objective look at the older houses, common attics in apartments and numerous unsprinklered residential and commercial properties in town, you would find the time has come for a full-time paid fire department.

1783: I've only lived here a year so could not give answers to several questions.

1784: A City of our growth and potential should not have unhouses and overcharged poor. Also, more teens and young adult full time interests needed. More planning for good child care for those most in need.

1789: R.P. will see more income from a commuter rail service that would hopefully connect with the Bay area's BART service. R.P. is facing the same possible problems that Denver, Colorado faced. A light rail commuter line connecting the north bay with the bay area will

bring in substantial income into the City and County in the long run.

1791: The City has been run for the past 20 years by primarily the same individuals (Hopkins, Callinan, Hollingsworth, Rogers, Roberts, Pekkain). Many of these people are self appointed. Why isn't the City Manager's job open to a City-wide vote?

1793: I think our City is far better than most others around here when it comes to benefits provided by the City to its citizens. However, I am concerned that if we don't control our growth and plan properly, we'll end up like the rest of the bay area, congested and with a lesser quality of life.

1800: Runaway growth must be severely curtailed. Small town atmosphere should be preserved.

1801: Recreational area is the most important factor in keeping the quality of life comfortable.

1802: I feel our water and sewage bills have increased too much in too short a period of time for our seniors on a fixed income. Also, I do not like our cable service at all. It goes from bad to worse.

1804: R.P. is the best planned city north of S.F. This City has taken some knocks in the past from Santa Rosa and Petaluma but has surpassed both cities in the quality of living! I'd like to know what business the Sierra Club has walking into our City and telling us what we can and cannot do. We should sue the Sierra Club for lost revenues.

1806: I love living in R.P. Even as it grows, we still have that small town feeling.

1809: "L" section is one of many areas that needs to be cleaned up from boats on lawns to broken down cars that sit on streets on trailers, etc. The City laws are not being enforced. Why?

1811: Transportation, housing, safety, open space.

1813: Like R.P. but gradually being priced out by rising costs/rent. On disability, limited to about \$500 per month + COBA. Need pleasant apartment for \$300/month.

1816: We like R.P. That's why we chose to move here. It could benefit from a few changes.

1821: Landscape maintenance workers should use brooms instead of those very loud blowers. The speed limit on the R.P. Expressway should be raised to 45 mph.

1822: Use the City money for what it is most needed rather than bike ways.

1823: We enjoy living in R.P. and it is a safe family environment. However, we would like to see the Price Club store built and many other stores to bring in sales' revenues to R.P.

1824: People move to R.P. because of its rural atmosphere. Let's keep it that way. Let's have more trees and not more people. We do not need that motel west of the freeway across from the Red Lion. The freeway creates too much noise at times. Something should be done to quiet the sound.

1825: Better traffic enforcement. Would be nice to see a police car in our neighborhood once in a while. Do not want low-income housing here as it causes vandalism.

1829: R.P. is an excellent place to live. Property taxes are getting to high.

1830: Schools in my neighborhood are the biggest noise problem. A school portable was put up right outside my back fence with no warning at all!

1831: More mobile home parks should be built to take the stress off the lack of space for low-income housing.

1834: Would like to see more parks and bike paths. Also less apartments and mini-market liquor stores.

1835: The community should have a soccer complex.

1836: We are very pleased with the City planning and management thus far - 16 years.

1837: Improve schools - facilities and curriculum. Fix the pot holes at 101 - Wilfred Avenue exit.

1838: The education of our children is more important than building pools, golf courses, theaters and more useless shopping centers (small). Better have local jobs so people live and work here so they can take more pride in their City, not just commuters to elsewhere!

1840: I appreciate the opportunity to express my views on these issues.

1842: Without widening R.P. Expressway bridge over 101, you can improve traffic flow at Redwood Drive intersection. There should be two left-turn lanes from the Expressway onto Redwood. The far left lane would likely flow into the cinemas and through traffic or K-Mart patrons in the second left turn lane. Several times, the traffic at this left-turn lane backs up to the previous light which turns onto the freeway or park and ride.

1844: We would love to buy in R.P. but can't afford the rising cost of housing. We love this area and would like to stay.

1847: This City needs to have a full-time fire department and not a strictly volunteer department. It's not comforting to know that we rely on a few semi-pro firefighters if there were a major fire.

1848: I think the building of housing developments and shopping centers is advancing beyond the sewage and waste capacity and our water supply. The new homes prices are bringing buyers from higher income areas such as Marin and Los Angeles and limiting the possibility of current residents and homeowners from trading up. I would like to see more emphasis on crime and drug control.

1851: We are proud to bring friends and family to our home here. Everyone is always impressed on how well the City looks. Clean streets, parks and most properties are so well kept up. The City Manager has done an excellent job.

1852: I believe R.P. should focus on being a bedroom community as there are plenty of jobs in the surrounding areas. R.P. should be a beautiful place to come home to after a hard days' work. This means taking care of the older sections and keeping them up to par.

1855: New to neighborhood. Housing costs too much for middle income families (\$30,000 - \$50,000 per year). Need a shopping mall (perhaps west of K-Mart). 101 needs widening.

1856: What gives the Sierra Club the legal right to interfere in City planning? They should keep out of the cities.

1857: I feel the police should patrol residential areas more for reckless drivers. Also patrol schools at random to help curtail drugs.

1858: The City should buy the mobile home parks and let the tenants pay for them to stop rent raises.

1860: More traffic lights needed. The traffic by the high school in the morning is horrendous. Turning lanes needed on Snyder Lane for the three apartment complexes!

1863: We've lived here 5 years, rented 4 years and owned now for one year. Have watched R.P. growth rapidly in that time. Community seems well planned, especially the amount of trees planted and parks in various sections. We hope to remain here and see planned growth and old sections improve.

1865: Very nice community to live in. Please do more to control cats from spoiling our gardens. How about an extremely high license fee?

1866: Commercial trucking should not be permitted to travel in the extreme left lanes of freeways. This survey was a great idea. Why do sewer rates increase when nothing is being done to improve the system?

1867: In general R.P. does a good job, but growth is becoming a big problem. Too many people, not enough room.

1869: This City goes beyond the bounds of acceptable planning in order to accommodate the selfish interests of certain land speculators and developers. We should begin to hold city officials, elected or hired, personally liable for some of the bad planning such as we've seen lately around the vicinity of Wilfred Avenue and Golf Course Drive.

1870: We must have a central shopping area with more shopping facilities to keep from being called a bedroom City to S.F.

1873: What a good idea this is. I appreciate the effort to contact everyone and to make it so easy to respond.

1875: This is a Mickey Mouse survey. I do not believe the results of this survey will be used by the planners or the Council of R.P. The people who live here are increasingly aware that the improvements made here primarily benefit the "old boys' group" which controls growth and progress in R.P.

1876: I like the City of R.P. the way it is, quiet and friendly! I would hate to see it expand any more than it has. Yes, too much water is being used, especially on lawns, even when it is rainy. I think that there is a lot of run-off water into the streets - too much! I appreciate the fact that this questionnaire was distributed. Thank you. Thanks for caring!

1878: I think we have the best City plan with the best Mayor and City Council members. I am very proud of being a R.P. resident. I wish we could have this survey more often. I am very proud of you guys. Thank you.

1880: Clean out the flood control creeks. Prune or top trees.

1885: Bus service should be operated on Sundays.

1886: The City is doing a good job. Remember the old saying "Rome was not built in a day." Have a special account for disaster relief for future needs.

1888: Better speed enforcement is one of the major problems. The R.P. Expressway is a raceway making it a hazard to exit from "J" section.

1889: Please tell me that this "cavass" was composed by a spaced-out student intern operating under time constraints - it sure seems like it!

1891: I like the way the sidewalks on the Expressway are. I wish there were more like it. It would be nice to have a zoo or an amusement park with flower gardens or large play area combined park/zoo, such as the one in Lodi called Mickey Grove Park. Zoo - swimming - park - barbecues - Japanese gardens, etc.

1892: Great and spacious street layout. Keep it up. Parks are a real asset to the community. Golf courses and prices are great but could use at least one more, maybe 2, in the future. Love this community, great place to live. Let's keep it clean, neat, beautiful.

1894: The rate of growth is astounding. Before we realize what has happened, we will just have to cross the street to be in Petaluma, Santa Rosa or Sebastopol. Shades of L.A.?

1897: I love my City since coming here in 1980 with my family. Of course I would like to work close to home. I don't think the City should spend a lot of money for a ball park when we have several parks with good fields already. Spend the money for parks and trails that more people can enjoy.

1898: I never thought noise was a problem that the City could do anything about, and here it is in your survey. Just to clarify my answer, the major problem is with cars racing noisily late at night with music blaring. I live on Country Club Drive near Santa Cruz Avenue and it's quite loud here. But other noise problems you mentioned are virtually unnoticeable to me. Thanks for asking.

1899: With all the new building going on, I think more emphasis should be on fire and police protection. In the years we've been here, 8-1/2 years, there's been a hell of a lot of new homes springing up. How can all of these areas be protected by so few fire trucks as well as so few police. We need more major stores. K-Mart isn't the only one who should get all our money - Mervyn's, Macy's, etc. What about the sewage problems?

1900: More wheelchair ramps are needed in the older sections of the City. All bicycle riders should be examined and licensed to assure knowledge of and obedience of traffic laws and regulations.

1901: Noise we are primarily concerned with is off State Farm Drive as late as 10:00 and 11:00 p.m. i.e. Cal Wood Door. More gas stations needed. A Lucky supermarket. The City should be run by the City not Coddington, Condiotti, and Rogers! What happened to the automatic trash pickup? The recycling is terrific!

1902: My husband and I recently moved to R.P. and feel that it is a wonderful community and are anxious to take advantage of all of the activities. I do not feel that I can be very critical.

1904: I wish that fellow Bell could be run out of town.

1905: Questions need to be more in-depth and clear. Example: #10 does this mean R.P. only or is this a track to other cities? If so, where?

1906: We believe that the Planning Commission and the City Council have been following a policy of rapid growth and annexation for the benefit primarily of developers and owners of large real estate holdings. We are in favor of a well thought out General Plan with complete and detailed consideration to environmental impact and the realistic availability of water and sewer capacity. Time should be taken to get the job done correctly and to involve the community in the process on a continuing basis. We are glad that events have forced the current review and update action.

1909: Tree lined streets are the most attractive merits of R.P. More bike paths.

1910: The City should not consider multi-million dollar swim centers until it staffs one (1) full-time fire engine company in the Dept. of Public Safety.

1911: Special interests of City Council members should not favor large businesses over small ones.

1913: We moved here in 1986 because it was rural and small town. I don't like to see so much growth.

1920: Noise from vehicles and loud car radios.

1921: I feel the City should provide more commuter parking and try to discourage the commuter buses from traveling through the neighborhoods. The streets in our neighborhood are literally parking lots for the commuters.

1923: We must stop growing so fast. Much of what has made R.P. so attractive has been covered up with cement. I agree that we must have some expansion, but what's the rush? We need to slow down and take a good look at the crucial issues before it's too late. I strongly agree that 101 should be expanded to 4 lanes each direction. 101 is already overcrowded. If we add a single lane in each direction over the next 4-5 years we will soon be facing the same problem again. It would be cheaper to add two lanes in each direction if they were built at the same time, than to add one lane now and another 10 years later.

1925: I definitely want more opportunities to use a light rail or train system into S.F. If not, it would be a prime consideration causing us to move from this area.

1928: I have lived in R.P. since 1968. I like the idea of planning each section of the community around parks and schools. This community is family oriented and I feel that is important.

1930: Need more larger stores such as Mervyns, etc. instead of having to run to Santa Rosa or Petaluma. I think R.P. is big enough to use such stores.

1934: First of all, I would like to say that I did not receive this canvass until 10/26, which makes it pretty hard to comply with the 10/25 deadline, so I hope my concerns will still be taken into account. I also think that an aluminium recycling facility should be set up at the Golf Course Pro Shop and other places where massive amounts of aluminum are thrown away. Thank you for this opportunity to comment. I also think R.P. should do something to conserve energy and encourage energy conservation. This is the root of many of our pollution problems. As far as open space goes, there are four fields on the corners of Wilfred and Langner that have an incredible diversity of wild flowers that should be preserved.

1937: The recycling program doesn't cover the variety of materials which we already recycle, and we like getting paid for the materials we recycle.

1940: Being a former volunteer firefighter in R.P., I think a full-time paid fire department will be desperately needed some day soon due to the anticipated growth of the City. The idea of police, public works, and volunteers is an old system and just doesn't work. I think if more people knew about this system, they would all agree!

1942: Truck and car radios (excessively loud) should be (operators) ticketed. Police cars should be more evident in the vicinity of the

schools (lunch and after school)!

1943: I fully support building a swim center in R.P.

1944: The great plus in R.P. is the number of trees (of all varieties) that have been planted. This excellent practice should be continued.

1946: One fact you could control is how much longer you allow M. Rosen and J. Rogers to buy you off.

1948: We need a Longs store. We have to go to Petaluma or Santa Rosa to find one.

1949: The City should adjust or replace sprinkler system on Country Club Drive. The street does not need as much water as it is now getting and it does not need to operate a free car wash for those traveling the street in the early morning hours.

1950: Keep up the good work. Dump Sierra Club and the likes thereof. We don't need their interference. Our people are intelligent enough.

1952: Water pressure is terrible all over the City. A lot of effort should be put into beautifying the bike paths along the drainage areas. Recommendations: park-like street lights and benches, landscaping and permanent stream. Once a week, vendors and street fair along stream; paddleboats.

1954: Limit growth! We can always grow, so do it at a very slow controlled pace. I feel that the developers run this town. Inadequate sewer and roads have resulted in increased rates for me. If new development had been slowed down, this could have been avoided. Planning? Where was it? Also, the proposed swim center should be for R.P.'s needs not NBC or ABC. Tell C. Cochran to pay my portion of the extra money if he's so for it. (Maybe the cameras will focus on him!) We moved here because it was a nice family centered community. Let's keep it that way. It's getting too crowded too quickly. Let the developers pay for a new sewer system and roadways. We have a community center and sports center that look great, but the programs/classes offered are expensive and very limited. I live in R.P. but go to classes at the Santa Rosa Recreation Department because even though their building is limited, their classes aren't. They have a wide variety of classes because they have an excellent staff. We have an excellent building yet our programs are sub-standard. Let's stop going for the glitz and care about what's underneath! Since our facilities are so great, why isn't our recreation class program?

1955: It appears to me that developers get the first priority in this City!

1956: I was happy when R.P. was a seed farm.

1957: We moved to R.P. 16 years ago and enjoyed the small town atmosphere. But as far as we are concerned the City is growing too fast and losing its homey taste. We live on a fixed income and pray that rent control comes into effect soon. The delay in knowing has been too long.

1963: Transportation on 101 is the most important topic of this decade.

1967: The City Council and Planning Commission need to be commended for a fine job. If I were a young couple, this is where I would want to live and raise a family.

1969: I think we should use some tax money to buy paint for some of the run down homes. As a whole, it would make our town look nicer. It would also be nice to make wheelchair ramps on all the corner sidewalks on older walkways.

1970: Sonoma County and R.P. need to have a commuter rail to S.F. and/or Oakland. We need more commuter parking lots for Golden Gate Transit and carpool?

1975: There should be more developed housing areas for custom homes priced for medium-income families.

1977: Widening 101 should be a top priority.

1980: My biggest concern is having a well-trained, 24-hour fire service. I think this needs to be a high priority of our community. We are becoming a very large community and need the feeling of security that if a large fire occurs, we can cope with it efficiently.

1981: I would like to see a light rail system established using existing and abandoned rail right-of-ways to connect Petaluma, R.P., Santa Rosa and Sebastopol. This should operate at 10-minute intervals and have buses to send people to the light rail service.

1982: People should help each other out. R.P. is known as the friendly city. People who are homeless need friends. Also, the rent here is even too high for middle class. The rent in one complex went from \$485 in 1988 to \$660 per month by 10/89.

1986: R.P. is a wonderful, unique City. Let's keep it great!

1989: Enough is enough. City should lay low and stop the race for added sales tax so they can spend that money. The Council is going in ever decreasing circles in its rush and will end up more of a mess than now.

1990: Commuter rail service would be great. Short of that, addition of an H.O.V. lane from Santa Rosa to existing lane in Novato. Currently, traffic starts backing up in Petaluma. I would also like to see bus service on Sundays within R.P. and from R.P. to Santa Rosa and Petaluma. I'm unaware of any new recycling program.

1992: We should have widened 101 yesterday. And we badly need to have more safe recreation areas for our children and definitely more bike paths.

1993: Need a plan for controlled growth - maximum 45,000 population. Need a plan for housing/job balance. Need a plan to control freeway noise. Need a plan for greenbelt and open space. Need a plan for traffic in R.P. Need an open process to develop plan with maximum input for neighborhoods. Need to implement plans.

1999: The community should not have another (third) golf course because it is a huge waste of water. Get serious. Can this be allowed when it is actually being wasted? Why should Roberts Lake be turned into a recreation lake? Do the birds have any say about it? I am sure they would not allow it if they could speak. So I am going to for them. I think the idea is terrible. Preserve wildlife. They were here first!

2000: Will my opinion make any difference? Right! I feel this as a waste of time, thought and paper.

2001: Drug Abuse: Law enforcement needs to be increased (staffing) as marijuana is being grown indoors and cocaine is being used, sold and purchased from homes and apartment units within R.P. An anonymous caller hot line for reporting drug usage/sales needs to be advertised for all residents to see and to use. Cocaine and marijuana is a serious problem in our City. Both drugs have gravely affected my ex-wife and my two teenage daughters!

2004: Parks: More trees should be planted with larger areas provided for picnics (family and group). The City should forget a 3rd golf course. What is really needed is a large indoor swimming pool - so we can have the opportunity to swim year-round.

2006: In order to keep crime down, R.P. should not engage in any further growth. People move from S.F. to suburbs in order to have peace and tranquility. Please don't disturb this.

2009: Loud motorcycles, cars and especially cars with loud stereos.

2012: I would like to see wastewater reclamation to water golf courses and parks. Developers in R.P. have too much power over the growth of R.P. and the people have virtually no say. Residents strongly favor controlled growth but have no political clout. I want the residents to decide on the General Plan! No stacked Committees!

2015: West side needs a gas filling station.

2016: City should provide a low-cost daycare for low-income people. City should improve the fire department and police system.

2018: I feel residential construction should come to a halt. Institute a no-growth policy now!

2021: Build a downtown.

2027: New faces should be seen in Council and administration and City Manager.

2029: Hugh Coddington should not run the show here. City needs to be and demonstrate responsibility and integrity to residents. Recycling program needs to be expanded to apartments and condominiums (should have done this first)! Rail service not fair to homeowners on route...but good idea?? Need more information. Council members need to try putting self in shoes of average person and act accordingly.

2031: The needs of the SSU students, i.e., housing (affordable) should not be overlooked. Wastewater treatment and Hwy. 101 are the most important issues and need the quickest action.

2033: Nothing is more important than widening US 101!

2034: I am an SSU student and feel that R.P.'s landlords who rent should loosen up and start renting more to us responsible students. We have a hard enough time finding apartments. There should be homes built for college students primarily. If the college is going to grow, it will bring profit to the R.P. township. Students have money that builders could have if they supplied homes.

2037: I will be working in Santa Rosa soon. If there were a safe bike path (i.e. not adjacent to busy streets and going through safe neighborhoods), I would bicycle to work and so would other people.

2039: Widening of US 101 will not help traffic problem. Addition of six more lanes (or any number) is invitation to more cars on the US 101. Public should be encouraged to use public transportation and for that, on-schedule and affordable public transit should be provided to ease congestion of US 101. Do not try to face lift the City. It is just fine, plain, simple and beautiful. And do something about City logo, "The Friendly City". Nobody can see it any more.

2045: We are long-time Sonoma County residents and like R.P. Having lived in Santa Rosa and Sonoma, I feel there is a need for a concise General Plan and that Plan needs to be adhered to.

2046: Ques. #1: What kind of stores? Question is vague. No more small convenience stores.

Ques. #6: Why is this so specific in terms of being privately owned?

There's a world of difference between these two questions. It seems we heard this before and then the new development on East Cotati is being built. It would seem money balks and bull--- walks! (Referring to second to last paragraph of survey.)

2051: I am happy I live in R.P. It is one beautiful large park.

2053: We love it in R.P. We love the landscaping around business places, the parks, the recreation facilities and the churches. We know something needs to be done to widen Hwy. 101 for a better commute and would urge the City to support a solution. We like the planning that we see and hope it continues.

2054: R.P. is a fast growing community and residents should cooperate in its expansion and general appearance of its community. R.P. does not have a huge crime rate and this should be kept at its present protection.

2055: We would like to see some sort of family oriented park built that doesn't cost a fortune to go to. Scandia is nice but for a family of 5, quite expensive. Also, since we have enough money to build a multi-million dollar Cultural Arts Center I think we can at least have one full-time fire station! Thanks.

2062: You should not class people in neighborhoods. I do not know what neighborhood I am in.

2063: Highway 101 needs to be widened! Not doing so will not limit growth of Sonoma County!

2066: Our daughter says we need a record store and that there are too many video stores!

2072: Too much pro-growth. Building too fast.

2073: All the sections of R.P. look the same. Even the churches look like glorified tract homes. The developers have too much power and influence over what R.P. shall look like.

2077: There was no mention of the sewer problem we have which needs to be dealt with.

2082: We should help people get jobs/homes. A shelter is a last resort. Please continue to place R.P. business in the Press Democrat. I read it daily. Some questions depend upon the City's existing plans which should list goals. City growth depends on many things not listed here. Sierra Club is right - City is planning too many new stores/banks. Follow the City plan or revise it.

2085: Although we believe more jobs are needed in the immediate area of R.P. (so people will not have to commute as far as S.F.) growth should be tightly controlled. R.P. is a very well planned City and would like very much to see it continue that way. Thanks for the opportunity

to comment!

2089: Maintain our cultural projects as a part of the whole picture. Investigate emergency support systems.

2090: Street signs should be able to be read at night. There isn't any street sign at Gladstone Way and Holly Avenue. People think it's an extension of Holly. I do not think my filling out this survey is going to help you City officials, Mayor, right down the line. You'll be putting all the profits in your pocket, not our beautiful City.

2091: What happened to "M" school?

2094: Why didn't the condominiums in "C" section get the recycling crates?

2099: R.P. is a beautiful community to live in! Overall, the City government/officials respond positively to the concerns of the people residing here. Housing costs are outrageous! More industry here could reduce commute needs. I don't believe people will use any form of mass transportation because of its lack of general convenience. It currently takes 3 to 4 times as long to reach your destination by mass transit than by private auto, even with gridlock!

2101: Upgraded department stores. We have enough low class stores currently. R.P. needs more class. Downtown it looks like all you had in mind was to feed the people that live in R.P. Too many super markets. Instead of Price Club, we need a Nordstrom or at the least Macy's. You'll draw a higher class of people to the community.

2103: One thing that was left off, R.P. should become more interested with Sonoma State University. I believe that the university is a tremendous resource to the City which it continually ignores. I sometimes get the impression that the City would rather not believe that it is there. Other cities take pride in the fact that a major educational institution is a part of the community. Why hasn't R.P.?

2106: The City has enough convenience type stores. Recreation is a slight problem. Night life is pretty small. I've never had any problem with people who live here. This seems to be a commuter town without a great deal of work to attract people in to generate revenue here. We need strong conservation here and pollution control. Make people aware of that.

2107: R.P. should not build any more houses. The population is big enough for the services we have now.

2108: Need more operational pay phones.

2111: R.P. is a well planned community up to this point. However, we are reaching the point where our resources are being stripped. Traffic is reaching big-city congestion. The atmosphere we enjoy now is heading toward trends that are not attractive. Too much development is taking place. Slow down!

2113: I love the town we have decided to live in. We need different homes built. I'm tired of seeing the same Condiotti models.

2114: The Expressway should be expanded into Hwy. 116 ASAP.

2117: Continue to develop the community around local parks. Develop more community facilities such as the sports center, theater, ball parks, tennis courts, etc. Continue to bring business to R.P. to help support City services. Find ways to help the schools modernize or expand.

2121: Think R.P. population is enough. We don't need more people. We very much need a separate police and fire department. Need to teach children and adults about the laws concerning bicycle riding. We need strong laws concerning the loud radios in cars and homes. Need more police to control speeding cars.

2127: A major supermarket is needed on the southeast sector of R.P. This would reduce downtown traffic. The City should be faster in providing more public schools and pay teachers more. The City should build the "M" section park ASAP. A traffic light is needed at the intersection of Snyder and East Cotati Avenue ASAP.

2129: R.P. needs industry so we will have employment for our people and not have this area a bedroom to S.F. Offer low cost property and free water and garbage to large industry. We need gas stations in residential areas.

2131: Our small community is fast becoming the hubbub of places like S.F. and making the very places we moved from to get away from

the City. We now have too many apartments and too much construction. What happened to the "Friendly City" I moved my family to in 1972. If they tear down one more tree - I'm moving north.

2133: Commercial property construction needs same consideration as residential on sewage capacity.

2134: After Coddling finishes on east side, retail stores should be put on hold for a few years, i.e. 6-7 large supermarkets is enough for a while. When will we have a non-volunteer fire department? A full-time qualified department; not police, etc., answering the siren when there is an emergency.

2135: The City should do more to enforce animal responsibility. Leash laws and animal defecating along pathways and in parks. Cats should not be allowed loose.

2137: Some of the roads should have more speed bumps or dips in some sections (especially the "L" section on Lancaster).

2138: I feel R.P. is growing faster than it is able to accommodate (i.e., traffic). I am proud to be a resident of R.P. and don't want to see developers and big business create a San Jose type of growth.

2139: Rail service, north and south.

2140: R.P. needs a real full-time fire department. The City also needs more schools.

2143: My comments are: They should ban the use of boosters for car radios and the use of skateboards anywhere except proper areas. If you build more bike paths for cyclists and walkways, maybe they'll stop using the street, maybe! The adults are as bad as the children.

2152: This City needs a full-time fire department. This City has grown and the police department has other jobs to perform than to try to be firemen. If this is going to be a first class City, it needs a full-time fire department trained in fighting fires and fire prevention. Remember the talks of contracting out fire services? Let's not get to that stage again.

2153: Not enough questions.

2154: Land use: Please limit growth. Transportation: Improve freeway and exits and entrances. Housing: Improvements needed in homes and yards taken care of and upscale housing to improve property values. Noise: From planes and student pilots. Conservation: Always a good idea. Improve lake and walkways. Safety: Helps everyone.

2158: Would like to be able to do major shopping, i.e., department stores in R.P. Thanks for seeking our opinions.

2161: R.P. is a town of fat people and single mothers, track homes and low income slow pokes.

2169: It looks like whomever is in charge of planning is not doing his/her job because it looks like they don't want to leave an empty lot. Traffic is crazy already. Bus service should start earlier and offer to have a better connection with Santa Rosa transit.

2171: I've lived in several areas of Sonoma County. I have chosen R.P. as the area I like the best so far. We need more park and ride lots or a better system for getting to and from areas such as Marin and S.F. that are not very costly to ride. It could benefit R.P. by allowing people to make more income to purchase nicer housing and keep up the landscaping.

2173: It has some problems and shortcomings, but it's still the best city in which to raise a family that I have ever been in.

2174: We don't need more low income housing or a homeless shelter. These things would attract a very undesirable element. Crime is already on the rise as the population grows. I see a type of person filling their pockets with food that they don't intend to pay for in the grocery stores. Of course this is just my opinion. Let's let the shiftless bums know they are not welcome in R.P.

2180: Need a dime store for A, B, C and L sections.

2181: The boom box car stereo should be outlawed.

2185: This town is growing too rapidly. Soon it will become another Los Angeles. Also, we just don't have the sewage capacity for all the new home sites being developed. Because of this, I am not only moving out of the area but out of the State at the end of 1993.

2186: We need more bus service (Saturday and Sunday).

2187: I think R.P. is getting too big and growing too fast.

2190: I'm disturbed by the number of developments R.P. is allotting the contractors. I would like to see the building of homes and condos either stopped or greatly decreased. R.P. is a great city. Let's not ruin it by over-populating and turning it into another San Jose.

2191: This survey is a fine idea.

2192: I think R.P. is a wonderful, friendly city for its size. I would not like to see it grow very much more though.

2193: The "no answer" response was given above when I did not have enough information to make judgement.

2195: Department store would be nice. Major health food stores needed. Our household conserves water as much as is humanly possible. I feel that all houses should have individual meters. I recycle everything that comes into our house that can be recycled. Education of all people is imperative so that recycling becomes the norm instead of the exception.

2198: The City is always looking to improve fields for the use of soccer, softball and baseball. I have been involved with Pop Warner football for many years and I ask you, what has the City ever done for Pop Warner football? How about thinking of those children. Our practice field needs a lot of help. Let's consider our program for a change!

2199: We do not need an Olympic pool.

2201: I feel, as a student at SSU, that we are discriminated against in the community. We found it extremely difficult to find housing and even now the rent does not meet a student budget. This is a university town and some compromise needs to be reached so that students can afford to attend Sonoma State. We bring in money to this town and deserve some credit.

2202: As far as noise goes, our house backs up to East Cotati and it's very noisy. The other problem is our yard in back looks terrible now because of the pine trees behind our house on East Cotati. We also have a pool and the needles from the tree get in the pool.

2205: My biggest concern which was not listed is the separation of duties from the police department and fire department. As the city grows, we can expect the present force to continue to be experts in both fields. Please bring this up at the City Council again. I believe with all of the new growth in R.P. over the past 12 months there are several residents that don't realize the present situation and the potential disaster it proposes with a population this size.

2206: Please check yard of address 5236 Daniel Court for terrible appearance. Has had a sloppy yard for some time. How about a business construction slow down!!

2207: I really like Rohnert Park. I like the newsletter and this form of input.

2208: I think it is absolutely disgusting that one individual that is against the Price Club can dictate policy for the rest of the residents of Rohnert Park. It's even more disgusting that a judge would allow this to go on. I am for Price Club!

2210: Eight lanes on Highway 101.

2211: New law against car radios so loud. Stop loud car radios and barking dogs.

2212: I am leaving the state—it would be unfair to count my vote. Love it here but it is growing too fast.

2214: Is second most serious. I love the sound of trains—listen for it at night. Love the "family-orientation" of the City. The original planning of parks and pools and ballfields near schools in central clusters is great! Am observing increasing trend of multi-racial integration which should be continued and encouraged. One major complaint—the attitude of the School Board and their dishonest, manipulative, demoralizing relationship with our mostly fine teachers. Also, much preferred the alternative school calendar. Have two kids in school—Waldo Rohnert and Rancho.

2216: We need Price Club! I'm unhappy about the signal going in at Golf Course and Hillview. The malicious activities of youths at Golis and other parks is distressing; police response time to calls of vandalism in progress is inadequate. However, our public safety department

is generally tremendous!

2217: I feel that the recycling program was forced on us without even consulting us first. We have a compactor in our home and feel its a real pain to have to sort out glass, bottles, etc. We already bundle our papers and set out.

2222: I feel strongly there should be a regular, separate fire department. I do not feel that we are adequately protected under the present system. This should be put for a vote. I also feel there should be a hospital here.

2223: We moved to Rohnert Park 6 months ago from San Francisco and we love it here, but wish there were more jobs and industries in the area so we would not have to commute. Otherwise, this city seems to be more than sufficient for us anyway.

2229: Rohnert Park is growing way too fast. More shopping areas are not needed. Santa Rosa is a mere five minutes away. 101 traffic problem is definitely and should be a priority matter. Animal control officer needs the law to be expanded/amended giving him more authority on picking up barking dogs.

2231: 1) The issue of a home for the homeless is so important. A Rescue Mission or some type of outreach should be provided. 2) There needs to be a greater provision for low income housing. Much of Rohnert Park is not affordable to people who have had hard knocks.

2232: I believe the golf carts should cross the street as regular vehicles, not get in the crosswalk and expect traffic to give them the same treatment as pedestrians are given by law.

2234: We should be very careful with any expansion. There's nothing wrong with being a small town. Such a town means lower crime rate, less pollution, more neighborliness, a healthy economy, and generally a better community. Excessive vehicle speed is a problem in residential neighborhoods—especially where kids (small children) are playing.

2235: I just moved to Rohnert Park in April of this year so I don't know much about the City, but I'm learning. I like this city and wish to make Rohnert Park my home. Thank you for this opportunity.

2238: R.P. right now has a reputation of being a city of "midnight movers." People don't seem to want to make it their permanent home. Unlike Sebastopol, it does not present a homey atmosphere. It has been filled with convenience stores and poorly built homes. How do you expect to attract responsible citizens or promote a feeling of pride among the current residents when you don't enforce plans of building a whole, well-rounded community?

2240: Rohnert Park should have a shelter for the homeless and poor people. Also for low income people. Water, light and conservation is urgent. We must recycle much more.

2241: Screaming children is the worst noise problem!

2243: People in our neighborhood have an average of 2 dogs—large ones that keep us awake every night. We have called the police but nothing ever comes of it. We pay large house payments and can't relax at night because of dogs and kids out of high school with loud radios and at least 6 cars each night parked everywhere!

2244: When I moved here 8 years ago it was a small, planned community. A community which was not going to annex land. A community that was going to stay small, not a community that was going to grow to accommodate a couple of real estate developers.

2247: 1) Rohnert Park needs better shopping so you don't have to travel to Santa Rosa or Petaluma. 8) U.S. 101 should of been widened years ago! 26) A commuter railway service would be passing by too close to people's homes. The railroad already is in some people's back yards! I live close to the railroad and will sell my house if the railway system is used. 33) A big park like Howath Park in Santa Rosa would be great in R.P.

2251: #12—More Sat., Sun., and night service. #19—What is "upscale" housing?

2254: #38 (added): More police (safety, traffic) in residential area. Cars speeding 35 miles in a 25 mile which keep the people nervous while cleaning their front yards.

2256: We need a larger, more aggressive police department. We need an anti-gang, anti-drug task force before our city is out of control. The city of R.P. wastes more water than anyone because of the poorly adjusted sprinklers on Snyder Lane and County Club Drive.

2258: I think that all of the mini shopping areas are a waste because they all have the same type of stores. I believe that Rohnert Park needs a Lucky's grocery store because all of the current grocery stores are very expensive—which is not conducive to college students' budgets.

2259: ****What a joke! We received this on October 28th!

2260: Thank you for the opportunity to comment. Strongly believe the City should continue to limit the pace of growth and ensure a greenbelt is kept around Rohnert Park.

2266: It would be nice to see changes in city government, some fresh faces. P.C. has been around far too long and the tie in with the Coddings, etc., is wrong. Far too much internal "good old boy network."

2267: Cable TV needs to be controlled, the cost needs to come down, and those ugly green boxes taken out of our yards. I do not want those large ugly trash barrels in my yard. They look super bad.

2269: When I answered with no answer it was because I am not informed enough on these subjects.

2271: Not aware of any recycling program.

2272: Views should be self-explanatory.

2273: Discounts for senior citizens is not needed.

2274: Affordable housing and the related transportation problem are the major problems in CA as well as here. It probably requires an income of nearly \$100,000 per year to afford a nice home in this town now. Much of the cost of these homes goes to pay for developing the land. In turn, I suspect a large portion of those development costs goes to pay fees to local government which are driven up by the cost of projects, such as the theatre, which benefit very few people. It is a nice town, but, frankly, I doubt I will ever be able to afford a home here.

2275: All in all, City planners have done a good job!

2281: Great town to bring up a family. Good schools and excellent parks, pools and playgrounds.

2282: I like the present park and rec. system with nice size parks in each neighborhood. Also, the street landscaping is good.

2283: Limit growth because of water and sewer. Water and sewer problems are serious.

2284: Need a new animal shelter. A department store would be great.

2285: I would like to see more stores opening in Rohnert Park. Most important we need to get the word out to our community to support these local merchants. Unfortunately, most of the people go to the Santa Rosa malls. Without their support, we would have to shut our doors for good. Many businesses are barely existing.

2290: Clean up water.

2291: This color is not a wise choice for this kind of material!

2295: Steps should be taken to remove the drive-in theatre screen at Wilbur and 101. It's an eyesore. Also R.P. does not need more car washes or cheap motels. Santa Rosa Avenue is an example of the former. We would like to see the results of this poll published in the "Clarion" or "Press Democrat". Overall, R.P. is a great place to live!!

2296: Slow down, watch water, highway's capacity! What exactly does "upscale" housing mean? Available employment within our community along with slow growth would solve conservation and highway overload a lot more effectively. Too much, too fast spells too many problems all at once. Manmade disaster.

2300: No comments.

2302: What do you want R.P. to become, another San Jose? If the City does grow further are you going to make allowances in the budget for more firemen and police men?

2304: I am very concerned about our Planning Commission. It seems to me that they are little more than a rubber stamp for anyone that wants to sell alcohol on or off sale at their business, regardless of what the neighborhood wants, i.e., University Square vs. Rancho Cotate High School.

2306: Theft and vandalism is one of the biggest problems. It has cost me over \$5,000 to date. Teenagers are allowed to roam at will, the police never enforce curfew. When I have called about vandalism or curfew violations the police just send them home. No arrests! I wake up and find over \$3,000 damage to my cars when I call the police they say "gee we're really sorry but not much we can do." I guess the City doesn't allow them to arrest juveniles for vandalism or curfew, must be a City charter I am not aware of. I have had beer bottles thrown at my house and myself. Another boy said he was going home to get a gun and would return to shout me. This happened during a party that was given by a high school student. When the police were called they said they were busy and would respond as soon as possible. When they did arrive, all that happened was they were again sent home even though there were many who were intoxicated (beer was openly carried by many, all of whom were under 21). No arrests even when drunks got into their cars and drove away. Just ten days ago my truck was broken into and over \$600 theft and damage was the result. I guess if the police can't/won't do their job and protect my property and well being I'll have to do it myself!

2308: Adequate support of schools. Upgrade quality of fire departments. Wastewater management. We are too susceptible to power outages City wide. Citizens of R.P. are being held for ransom by cable communications company. Too few choices for adult or juvenile evening entertainment. Nice place to live and let's make it better. Assistance to low income working households for childcare.

2309: I recently purchased a home in the new M section near H.P. I would like to see our park developed in the near future and I would also like to see a swimming pool in this neighborhood.

2313: My husband and I like R.P.! We lived in Santa Rosa for many years but due to the traffic and congestion we much prefer R.P. We remember when it was vegetables and flowers everywhere! The ground is rich and will grow most anything!

2316: We need a hospital and all schools should be fenced in to protect our children. These things are priorities!

2317: Commercialization of single family residences should be stopped. It lends to noise, littering and vandalism within the community. If we wanted this type of environment we would have considered living in an apartment complex.

2319: Noise problem in R.P. - especially sirens at 3 a.m.! At least 3 times per week. Should tear down the old outdoor movie screen. A lot of people in R.P. live in condos or small lots with no room for an R.V. A storage lot is a needed service.

2323: Overall I think R.P. is a well thought out community. It is a wonderful place to raise a family. My most serious concern is the school system. The education of our child is a number one priority for us. We will send our son to a private school when he starts kindergarten next year due to the overcrowding and lack of serious academics here in R.P.

2328: No more stores or offices needed. Build 6 lanes on 101 ASAP. Road through from Commerce to S.R. Avenue is long overdue. Save water.

2331: Most of the questions that the answers are marked no answer are too general. The possibilities of the answers are so many that I may approve of some and not the others. If you send out another questionnaire, please be more specific on some of the questions. I think there should be more department stores. I want Price Club here.

2335: The City Council is doing a fine job. I find that when a serious problem arises it is taken care of in the same manner as small problems (that is fast).

2337: City Planning is very poor. What kind of planning allows for the building of three identical shopping complexes within 1/4 square mile of each other? These are Berry's Market and Circle K complexes on East Cotati Avenue and another new complex across from Rancho Cotate High School. Each equipped with the absolutely unnecessary laundry, video and yogurt shops. The shopping complex across from the High School was built even though many people living in the neighborhood opposed it. Why do City and County elected officials ignore the wishes of the people that put them in office after they are elected? Many of R.P.'s neighborhoods are very nice. The yards are nicely landscaped with trees, bushes and nice lawns. City officials and residents boast about the beauty of the neighborhoods. Why then does the City allow Don Down to build a completely ugly neighborhood like M section? The houses are so close together and yards so small

that there is no room for trees. These houses will always stand out as huge crowded ugly monsters that pollute the remaining beauty of the area. And the houses are built of the poorest materials. I showed those houses to a friend of mine from out of state and he described the houses as "shit." If these houses look like shit now, what will they look like in twenty years? You can't hide them because there's no room for trees. Take a drive through M section, then go down Golf Course Drive and you will see the ghetto that is developing on East Cotati Avenue. Of course, Don Dowd is happy to build any ghetto since the money will fill his pockets and he is allowed to build the ghetto because I'm sure the City officials get a little kickback of cash also. Have to rent because I can't afford to buy. What a country! Next year we will make over \$40,000. Can't I buy a home? Is the Pope Chinese?

2342: Your police department is the shits - poor public relations. These cops have an attitude. I'm in law enforcement myself and I would never work here!

2343: I believe R.P. has a good home town feeling. I feel if it grows too much it would become too fast paced and disturbing to the already seemingly peaceful atmosphere.

2344: City should more aggressively enforce the ordinance restricting the parking of recreational vehicles on streets, in driveways, or front yards. Also same for autos being repaired. Should be a complex specifically for teens. Games area (all types), dance area, study area, snack bar, etc.

2345: Stop growth. Who wants another San Jose?

2348: I find it interesting how it takes 5 years to attain expanded treatment plant capacity. Let's grow up and become a real City, not just a community. It's almost the 21st century. Let's accept the fact that progress is imminent.

2349: The land south of R.P. Stadium should not go to housing or industry. An effort should be made to maintain the rural quality surrounding R.P. If a golf course or park could accomplish this I would find them an acceptable use of the land.

2352: R.P. has done a good job installing parks and recreation facilities in each section. Now even more bike paths and walkways are needed that separate kids from traffic!

2353: City should have an additional golf course in east end of town to provide beauty, jobs, an economic draw, and place to dispose of swimmable treated sewage. Develop a downtown. Limit number of certain types of business (i.e., pizza parlors, video stores). Diversify the local economy. Plan for sewage disposal. Plan for local commute train station.

2324: I've lived in R.P. for 20 years and the rent affordability is ridiculous. Also, the City definitely needs more paths for bike riding as some of the streets are extremely dangerous.

2355: We need an Olympic swimming pool.

2360: We have lived in R.P. for quite some time. We love it here but we do think maybe it may be filling up and growing too quickly. Housing and property values are skyrocketing out of control. Too much is being built in such a short time. We do believe certain areas in this City need to be cleaned up. We want our City to be a respectful one.

2361: Definitely 101 should be widened - priority #1.

2363: Children should play baseball in the park and not on public streets. Something must be done about gang violence in our City. This is the first time we have ever received a community questionnaire in the 14 years that we have lived in R.P. Thank you.

2366: We favor the construction of the Price Club and other stores on the west side of the freeway. We strongly urge the construction of a new animal shelter to replace the current inadequate facility, which is a disgrace to an otherwise beautiful City. We would like to have a law requiring all pets (cats as well as dogs) to have identification tags. We would like a park in the F section. We would like City Council meetings televised on Channel 22. We would like a better PA system at City Council meetings. People who take the time to attend the meetings should not have to strain their ears to hear what's going on. We would like the City of R.P. to have its own funeral home. We would like at least one town hall meeting a year and a yearly survey. We would like an adult leisure living community on the hills east of the City for upper middle income people. City will not need to build schools and playgrounds.

2367: We need a plan to start now separating police and fire departments. No matter what you need the present system will not work in a City that has such rapid growth. Fire investigation, building inspection, firefighting have to be separate from criminal investigation and

police safety service. Residents do not understand "limit" used concerning residential construction. They think special interest people are building all the time.

2368: Planning for next several years is inadequate and possibly mis-directed unless it reflects the community needs and facility and resource development to meet these needs over a future period of 20-30 or even 50 years from now. Does R.P. plan to grow and develop into the 21st century?

2370: Population should not exceed 35,000 as promised. Park and ride lot should be expanded. Drop "The Friendly City." Staff Roger Wilco police/fire station. Until recent years past 3-5..City officials were doing excellent planning work, feeling recent years however, more than several are on ego trips to see how large they can make the City. No towers - no highrises!

2376: I feel R.P. has done an outstanding job of planning. The issues for the future are transportation on a regional basis, land use west of highway 101. Conservation and environmental issues are important to maintain quality of living we now enjoy.

2378: Traffic lights on R.P. Expressway need to be synchronized with each other!

2381: We need a paid fire department.

2383: Now that the Price Club doesn't want to come to R.P. I think the Sierra Club should have to pay the money that this City will be losing.

2384: R.P. is a beautiful place and very well planned. I am happy and proud to live here. I would like to see low cost housing for the elderly.

2386: Something should also be done to improve the quality of drinking water in R.P. This is, I feel, of utmost importance.

2387: There are too many cats roaming. Should be separate fire and police services. More effort to remove abandoned vehicles on private property.

2391: R.P. has enough upper scale housing. As a matter of fact, too much. Rent is ridiculous. It takes two incomes or more to just rent a house in R.P. Comparing to rent in Santa Rosa and Petaluma, R.P. is exceptionally high. More inexpensive houses are needed if any residential building is to be done.

2394: Rancho Cotate is known as the "drug center" of R.P. Sad and disgusting. Should have a closed campus. Get Hugh Coddington to fix the entryway by North Bay Savings. Ridiculous it is allowed to be in disrepair. The rate of growth is too fast and not well planned. Greedy people. Also, hate the billboards! Get rid of them!

2397: Sonoma County is growing rapidly. While I recognize the inevitable pressures of population growth, I wish that the local government would take control of the situation and plan for slow, balanced growth. I am in favor of all that protects and preserves the environment while creating the work and living spaces that humans on all socioeconomic levels of our society need. Working against the split level economy is my priority.

2398: New recycling bins (colored), these bright colored bins are an eyesore when placed on front porches permanently. Can they be placed in a more inconspicuous place! Cats are a major problem. A homeowners yard becomes a litter box for neighborhood pets.

2400: Please allow more growth; housing and industry.

2401: This is a beautiful City, let's work together to keep it that way.

2403: Roads need improvement. On ramp north on 101 in Cotati, needs widening or a light at that stop sign going south. It gets too congested. Traffic at Commerce and Expressway is ridiculous! Something should be done to shopping center where Crown Market is to upgrade it.

2405: We don't need more video stores, laundries, pizza parlors or developer greed in R.P. Growth needs to be controlled and the quality of life for those of us who live here upgraded. Get with it.

2406: Conserve water. Maintain good sewage. Added bike safety in schools. Enforce speed laws.

2407: Private developers are taking too much advantage. Stop or slow the growth. Do not want another San Jose! Housing is definitely

too expensive but no fault of the City's. More open space is needed. Open space zoning would be great! Tired of the traditional video, pizza, laundry mat, convenience store community. Want variety.

2412: I think R.P. is a great place to live. I like seeing it grow. I would like more stores here because now if you want anything you must make a trip up to Santa Rosa.

2413: Keep up the good work.

2416: Shopping centers should have a more attractive design than what exists at this time. More restaurants would be good.

2417: The City needs water meters! Unmetered service encourages waste and isn't fair dollar-wise to those who conserve. \$73.50 is a lot of money for a conservative household!

2420: A third golf course is not acceptable because it drives up the value of residential property around the course. This makes that type of housing too expensive for the average income family. Also, apartment conversions to condos will force out residents that really need apartments such as college students and young families.

2421: I love R.P. as a residential City/town. Expansion would blow us out! Little is fine. The City is doing a wonderful job now and I'm a proud resident of R.P.!

2423: I feel that the planning should take into consideration of resources available now and future. This area will only support so many people and businesses. We have already reached traffic saturation. Why keep adding to the problem? Doesn't anyone see past the dollar signs? It will eventually make this a poor place to live.

2424: In my opinion, 101 is sufficiently wide enough to handle the traffic coming through. I moved to R.P. because I enjoy the community as it is. It's very beautiful. I would really hate to see it become overcrowded and city-like. Also, I'll do all I can to help keep it this way. Since there are so many apartments I believe some sort of disaster plan should be established for these people.

2425: In my opinion, the City is ugly, unfocused, noisy and any other number of other negative adjectives including unresponsive. It's the only place I've ever lived that I absolutely detest! It has virtually nothing to recommend. I've even lost hope of improvement. I suggest the mayor and City Council do as they think cats should do: stay inside, at home, for the rest of their lives! Perhaps then but I doubt it, they could see the cruelty of this life sentence. Places that keep one locked up for life are called prison or concentration camps! But that's life in R.P. I guess!

2427: Bike paths are useless for cyclists. Car radios are the largest source of noise. Add 5 why not 20,000 to 30,000 limit. Why not a tax rebate instead of useless expenditures like theatres?

2429: Boom boxes in cars need to be outlawed. Traffic enforcement of speeding in residential areas is non-existent. Stop signs need to be installed to slow cars. Speed limits need to be posted to let speeders know 25 mph is the limit in neighborhoods.

2437: I am sad to see all the massive developing going on. Vital issues such as wastewater treatment, recycling, toxic materials, or their proper removal as well as handling throughout this community needs first to be faced and programs implemented before we allow more growth. Traffic issues as well, schools and hiring of more teachers. Unfortunately for us, heavy equipment (construction noise) loud music, sometimes at 7 am right out our window on a weekend. Speeding traffic racing through our neighborhood, college parties by renters. I've always recycled, however I couldn't believe it took this community this long to provide a program.

2440: The City Council is owned by developers and large landholders. They are allowing development that is of no advantage to existing residents and is causing deterioration of the quality of life. We need more Council persons like Dave Eck.

2441: It seems that our growth is repeating the mistake of many other cities. Countless little strip shopping centers yet there is quite a lot of vacant commercial space in the City and we continue to build these silly little shopping areas. We need a better balance of commercial space and residential area and open space.

2444: We are proud to be part of this community. Keep up the good work.

2446: Please limit the growth of this small community.

2447: I live in a new apartment complex near to Sonoma State. I moved in at the end of February 1989. My rent was increased \$30 per month just this October. For myself I earn enough money to afford this increase. However, I see my neighbors and others cannot. Next door there is an elderly couple whom have become close to me. Someone is getting rich from this rent increase at their obvious disadvantage to afford such a raise. Please make housing affordable or there will be more unfortunate homeless people.

2450: Design review should be more careful about building design, color of paint, etc. in R.P. I live next door to a rental that is rented to college students. They are very loud and I am told unless the police come 3 times on the same night nothing really happens. That is not fair. The laws should protect the good neighbors. Maybe a fine for the landlord after some many times of complaints?

2453: Grow but slow.

2454: Your fire department is inadequate, especially with the new larger buildings. Need full time department. Need right turn lane on Expressway westbound onto Redwood Drive. Price Club may generate gridlock on Expressway. I see a lot of wasted water running down gutters, especially at Raley's Towne Centre.

2458: I'm mad about subsidizing development through increased sewer fees. R.P. is a new City and new sewers or capacity would not be needed yet except for new development. Water, sewage and garbage fees have increased at more than twice the general rate of inflation. A homeless shelter in R.P. means picking on a few residents to have their homes devalued without compensation. Brilliant - have the town meeting during the 49er game!

2459: Pets should be controlled from going to the bathroom on other peoples lawns and backyards. Especially cats.

2462: I live on Lombard Way and am very tired of the disrespectful noise production at early hours before 8 am and late at night by light industry adjacent. If industry wants to be here they need to show consideration to the people living around them!

2463: I hate the loud thumping radios in cars.

2465: I love living in R.P. I would very much like to see the City enforce maintenance of existing properties to maintain property values and limit the amount of growth to accomplish the same maintenance. If you didn't have the foresight to buy in R.P. before it became a very desirable place to live then I strongly disagree that we should throw together a bunch of cheap homes to accommodate those who are just waking up to the appeal of the great city.

2466: Build schools before housing tracts. The overcrowded conditions at Waldo elementary school should never have happened.

2468: Many recycle programs accept magazines etc.; the R.P. recycle program should also take these. Santa Rosa recycle plants accept them, so do programs in other town, i.e., Davis. We may be new to R.P. but we like the area because of the proximity of rural area. The loss of agriculture and rural land in Sonoma County, especially in Santa Rosa and R.P. area has concerned us for the last 8 years. Suddenly we're no longer the Redwood Empire. Now we're the North Bay! Let's not become like Marin. Controlled growth of the City areas will preserve agriculture.

2470: Need more open space. More emphasis on bicycling as alternative transportation. We live in an area made for cycling, let's use it. A large park up in the hills would be nice. Expand recycling program to include apartments. They got so many apartments around this place it stupid. We got to get this thing corrected. No Styrofoam containers at fast food restaurants.

2471: The City is not doing a positive job at planning otherwise we wouldn't have as many problems with the wastewater, school population, clean water, police and fire department personnel. Get your act together or you will see the results at election time.

2473: I moved here in June from Walnut Creek. I would hate to see R.P. turn into another Walnut Creek like area. It grew too fast and is overcrowded now with office buildings, homes and stores. The traffic is awful! I think R.P. should be very careful not to fall into the same trap of growing too fast.

2477: Earthquake preparedness is an issue that department of public safety should address on a grand scale.

2478: You people are turning our area into another San Jose - Santa Clara Valley. Remember: That was farmland also!

2480: We need recreation and open space with lakes for more peaceful healthy, happy living. I think the needs of the low income housing is the amount available in R.P. so as to not make R.P. grow into an overpopulated City. The more stores, the more traffic and pollution

of people racing around the more bike paths the more crowded streets.

2481: Stop the growth. Keep R.P. a nice small community.

2483: I believe R.P. does a good job offering middle and low income families and singles a place to live in order to make ends meet. Although I make over \$20,000 a year, spousal and child support payments require me to live in affordable R.P. I enjoy living here as it allows me available living and shopping opportunities to make ends meet. Keep up the good work! Don't overdevelop.

2484: We are newcomers to the area (6 mos.) and we think R.P. is a lovely place to live and raise children. However, something needs to be done about widening the 101. We would be in support of a City tax to supplement the project. Thanks for asking for our input.

2486: I live in a condo and have not been offered the recycling program. If so I would most definitely use it.

2487: What do you mean for recreation fishing or boats - fishing yes - boats no. Should have housing for all living scales.

2488: Bring in Price Club and other discount stores. Tell the Sierra Club to butt out.

2492: Enforce auto radio noise limits.

2503: I heard about someone building a community tennis center in R.P. I think that would be great along with a major park.

2505: Living in the Redwood Park Estates over one year, I've noticed the excessive waste of water when the lawn area along Snyder Lane is watered. Even in the rain.

2506: I think what attracts me to R.P. are all the walkways, parks and swimming pools. There are a lot of activities for the elderly. I would hate to see the town grow too big. It would ruin the small town atmosphere.

2509: Questions regarding our income status lead me to believe you will weigh the concerns of those who have more more heavily than those who have less. Personally I find it insulting.

2510: Not one question about crime? Especially juvenile crime. Police are slow to respond to calls.

2513: Growth is just out of control. If we build 100 room motels, will be the equivalent of 25 homes. Why limit single family homes while expanding motels? Some areas have too many junked cars, boats, etc.

2522: If you need a custom software program to process and analyze this data and generate useful reports, give me a call! The Data Center.

2523: What about preparing seriously for our own sewage and garbage disposal. There are excellent models in use! Act now!

2524: We must not leave anymore planning/construction matters which create lawsuits such as the recent one. The "good ole boy" syndrome around City Hall must be avoided at all costs. A double standard seems to apply to turf and playground equipment, expensive neighborhoods have better parks than other neighborhoods. Shame, shame, shame!! Is that friendly?

2525: We moved here from S.F. so that our children could live and grow up in a clean, quiet suburban-rural atmosphere and attend good schools. Over the past few years, we've watched the schools become more crowded, and seen good agricultural land and lovely open fields converted to ugly walled tract housing. We might as well move back to the City!

2528: Please help us clean up A section. People in A section and especially B section should be forced to clean up there yards. Many are a disgrace. Also, we need new-better toddler recreation areas in A and B park. Why can't A park be one half as good and well maintained as G Park? Take a drive through A section. Let the homeowners know they should weed and paint their houses, mow lawns. Many are very neglected! We need a rail service "Bart like" through the Park to Santa Rosa and south to Marin.

2530: We definitely need to widen the freeway. Traffic congestion is getting as bad as the City.

2531: I believe the train is the greatest noise source.

2532: Initiate a municipal code to make dog owners responsible for feces on the sidewalk. If you travel on the sidewalks you will notice

feces on many streets. Dog owners should clean their animals messes up.

2534: Dumpsters should be put out for public cleanup more often to benefit cleanup of the City. Right turn lane at Commerce and Southwest needs to be clearly marked "right turn" before you go around the bend heading north on Commerce. It's dangerous as is! Toxic waste help for us would be great for paint cans, paint thinner, etc. that are commonly used. Survey is a great idea! All in all, R.P. is great. We need only a few small convenience items.

2535: I am in favor of a Price Club in R.P.

2537: I am really proud of R.P. and really like it here. I feel strongly against the motel, fast food and gas station planned to be built at Wilfred/ Golf Course. If you need revenue, build some structurally pleasing shops like they did with Red Lion and for God's sake. Please build a decent place at the bus pad with a shelter for commuters would you take the bus if you had to stand in the cold rain and get soaking wet at 6:00 a.m. or would you drive your car.

2538: By my answer of agree to #30 I mean a small 9 hole golf course. There are a lot of older people who would really enjoy it.

2540: I like R.P. I've been here since 1977. The growth has been reasonable and well planned.

2543: I live in a condo and was not informed about a recycling program.

2544: I think the planning commissioners are doing a good job in R.P. I agree with limiting the construction of residential units, condominiums, apartments at this point and bringing more business to offer local jobs to R.P. residents.

2545: Why not a drive-in theatre? Garbage and cable prices too high! Why are the lights so long at Commerce and Expressway? A and B sections look so bad they are embarrassing. Let's not have any ghettos in R.P. That's why we moved from Berkeley.

2548: The City is not addressing the issue that secondary education in R.P. stinks. They should invest in the educational system to upgrade the curriculum and plan for an additional high school. Educate our children's minds and stop thinking about a bigger and better pool!

2549: We live in a four bedroom, 2-1/5 bath home and since the children are grown and out of the house, we are thinking of buying an upscale townhouse. We don't have such townhouses in R.P. We love R.P. and would like to stay here. I don't want to add any more miles to my commute to San Rafael.

2550: I live in an apartment - where is our recycling bins? There are lots of students and workers living here. We recycle also. It should be as easy for us as for everyone else.

2551: Don't turn this fine example of a small city into that abortion otherwise called Santa Rosa.

2555: The fire department needs to be expanded but overall the City leaders are doing a great job. I am happy to raise my family here. Thanks.

2557: The most important thing to be taken care of in R.P. is to rid the City of those crooks called MultiVision Cable TV. They are worse than most persons in prison. I hate them.

2559: It is wonderful to live in R.P. I think overall the City is being well run. I would like to see more police protection on the streets, especially where kids tend to hang out and drink such as the cul de sac over by Eagle Park. I walk daily by there and see beer cans and bottles all the time.

2562: This is a beautiful City.

2563: Noise is one hell of a problem. We need much more strict rules on barking dogs and music levels. Please do something!

2565: R.P. is a nice small community and should be kept that way. The only major problem here is the housing. R.P. is trying to compete with Marin on their rentals and for sale homes and the working class in Sonoma can't afford that. We've got 4 incomes in our home and just get by and will never be able to buy a home.

2566: My wife and myself have just purchased our first home here in R.P. and one of the reasons for our settling here was we both loved

the fact that there seems to be a great deal of interest for children. It appears to be a great place to raise a family.

2569: I love living here but with a family of 5 I can't afford housing. Both my wife and I work hard. I work 2 jobs also. We are now looking to relocate "sadly" because we can't find a way to save for a down payment. R.P. is headed to be a rich man's community only!

2571: I feel the City of R.P. needs to help the commuters in any way it can. One way I believe would be to increase the amount of parking at the different locations. Also, I think there should be some form of rent control in R.P. Personally my rent has increased \$150 in 1-1/2 years. As a working single parent it makes things difficult.

2573: Need to establish recycling program at apartment complexes with dumpsters. More overhead street lights should be installed in certain areas. Widen Commerce from City Hall (current building) to Southwest Blvd. intersection. North-south bike lanes on major thoroughways (i.e., Palo Alto and Davis).

2576: We would like to preserve green belt area, especially on the north boundary of the City. Ever since the bus service passes through our street - Holly Avenue - for the last few years, we have not seen any passengers on the bus on that route. So, please stop wasting our tax money!

2577: R.P. is growing too fast! When I first came here there were a lot of open fields, now there are apartment and condominium complexes all over the place. The houses that are built are too close together.

2585: Stop growth, urge conservation, appropriate technologies. Alternative transportation is badly needed, community gardens, childcare and homes for elderly and homeless.

2587: We need a separate fire department. Our response time stinks!

2592: I would like to see a gas station on the east side of R.P. somewhere along Snyder.

2593: Most of the noise comes from the fire department alarm.

2594: Great place to live.

2596: A large park would be nice depending on what is in the park. People who rent do not take care of the property. You are developing too fast and too soon. Separate police and fire. This City is too big for what you still have now.

2599: Love living in R.P.

2601: The Price Club should be allowed to continue with its plans.

2602: The east side of R.P. needs a well kept full service gas station in the area of Snyder and above the Expressway.

2603: Please make the results of this canvass public (i.e., posted in the Clarion) so that the residents can compare the wishes of the people with the actions of our city government.

2605: R.P. needs major department stores and quality restaurants; population should stop now; I believe and support an updated General Plan; would like to see leaf blowers banned from City; would like to see Snyder Lane expanded to 4 lanes, especially by the high school to ease congestion; more money needs to be allocated to the police dept.—would like to see drug prevention conducted on a routine frequent basis on the schools; traffic light needed now at intersection of Snyder and E. Cotati Avenue.

2606: Rohnert Park has been my home for almost 10 years. Living in San Francisco all my life. I'm thankful now in view of the earthquake. Rohnert Park is a lovely little city and I hope the city fathers keep it that way, remembering the original plan for a small, comfortable, affordable city.

2608: We are moving to 129 Francis Circle effective 11/1/89, so we are not in a favorable position to answer your questionnaire. However, I would be in favor of starting a "Coordination Council" and have information from Los Angeles County that may be of interest. Should I contact the City Council, the Mayor or the Chamber of Commerce? Tom Murfly, 707-584-9196

2612: More parks (large); limit growth; don't need such a large indoor pool.

2616: We need to grow with the rest of the Bay area and bring more industry, businesses and housing into the community!!

2617: 1) We need a rail service into S.F. 2) Widen Highway 101.

2618: What polluting industry is there?

2620: More places and things to do, information in the general area, would be nice.

2622: Hope this brochure isn't an example of R.P. planning. Refer to question #13—no lines for answer. Also—this was received the day after it was due!!! Planning??? Conserve open space between Pet. Hill Rd and east City limit homes, etc. Listen to citizens! Get a full-time fire dept.!! "Limit residential construction"—then why are you still building all the homes!

2623: Cars with powerful amplifiers are very noisy on Enterprise Drive even after midnight! I live on Enterprise Drive in the Commons Apartments.

2626: Recycling; rapid transit of some sort to help traffic; limit growth; preserve some open space.

2627: Need a sound barrier wall (Highway 101)! I don't fit into normal "commuter" mold. Comments on transportation were not really applicable to me. I work swing shift. Let's recycle more newspaper and cite businesses for wasting water (auto sprinklers in the rain).

2628: There should be more traffic police monitoring traffic throughout the city (such as near schools in the morning and afternoons). Stop arterials on side streets are not used for stops, just slide throughs. Check the lights near high schools. Where are the police?

2629: Need a fire department. We need a paid fire department, not a public safety department and are not backed up by volunteers.

2633: Rohnert Park is a nice place but very small. Housing is very expensive and the newly built houses are much too large for first time payers like us to afford. The noise from our apts. is caused by noisy people that talk too loud and security doesn't even help. There are not enough retail businesses. We need to help our economy also. There is too much money coming out of R.P. and going to other cities since there isn't much here for consumers to spend money on. WE REALLY NEED A DRIVE IN THEATRE TO SEE MOVIES!!

2634: Schools weren't addressed and some improvement in class size and quality needs to be addressed. Junior High and High School drug and discipline problems are major. Help.

2636: Please limit growth! Rohnert Park is too congested already!

2637: "On Transportation" Electric rail systems are less expensive and virtually noiseless. Go to Europe and study their success. Forget become a pioneer with BART-type expensive systems. Keep it light, and frequent with small, and plentiful feeder buses. Highway replacements/costs will lead us to poverty. A major earthquake highway disaster would destroy us. Rails can become our salvation after earthquake.

[Survey] Didn't arrive until October 28, 1989. Didn't get our mail until Sunday evening 10/29. This is not way to keep public involved!!!

2638: I would like to see more elite housing, less low income housing, and the older yards that are being run down forced to improve. Definitely a green belt and definitely slow down the population growth in Rohnert Park and Cotati.

2639: I think there should be an all round larger library, including a children's reading corner for a librarian to read. Once a month, the library should go to the schools and talk about new books or favorite ones.

2640: The only real problem I have with \ Park is the attitude and rudeness of people driving. I feel there is a need for a stop light system at Commerce Blvd. and Golf Course Drive. Also, more police and fire protection. Also an overpass at golf cart crossings.

2644: One of the more serious problems Sonoma County, and therefore Rohnert Park, faces in traffic. Our roads and freeways cannot handle today's traffic and needs to be expanded just to take care of the traffic we have now. There are too many apartment buildings in Rohnert Park, and what is worse, they are mixed in with single dwelling homes. I would like to see Rohnert Park "shut the door", we are full. Public utilities are maxed out, especially waste water treatment. Also, PLEASE SYNCHRONIZE THE TRAFFIC SIGNALS ALONG R.P. EXPRESSWAY.

2645: TV cable should not be privately owned. City should take over!

2649: Too much traffic on U.S. 101 between Rohnert Park and Santa Rosa. How can people consider expenditures on a third golf course when people are homeless? Doesn't survival come before leisure?

2650: We can learn from communities such as San Jose or L.A. basin. We do need very firm limits on population and growth in order to maintain the quality of life in Rohnert Park. Sonoma County in general will be under tremendous pressures to become another suburban nightmare like those of San Jose, etc. The next 5-10 years is critical.

2652: The walkways need lighting. The trees surrounding them are beautiful in the day, but scary at night.

2654: Shame on you for not involving the public earlier in the General Plan revision! Rather than urging more growth, business leaders should encourage business to pay higher salaries so that commuting is less necessary. I would love to be able to work in Sonoma County.

2655: More housing for single moms but make it look nice, not low income!

2658: The walkways along the ditches allow person to enter one's backyard unseen. Also, young children are drawn to these areas because of the easy access. Children are unprotected in these areas. Also, motorcycles and even cars will drive down the paths. Please remove the paths you have now!

2659: There should be another mobile home park for senior citizens in Rohnert Park.

2660: The appearance of Red Lion is overpowering. The additional development near Red Lion should avoid the Las Vegas image in signs, etc. The city has done an excellent job in pursuing its "super" plan. The provision of neighborhood parks is highly laudatory. More employment opportunities close to home should be provided (commercial and light industry).

2662: We need another golf course like we need another earthquake.

2663: Build a gas station in east R.P.

2668: Police protection for commercial property is a major concern for Rohnert Park, theft, etc.

2670: On question 1, we do not mean more mini-marts or video stores or discount chains. We mean quality, non-chain retailers as found in places like Montgomery Village.

2673: 1) City should not allowed to get much larger than it is at this time. 2) The Rohnert Park Expressway overpass should be a cloverleaf and not have the stoplights on both sides. 3) This city should do something about people who have RVs and camper shells in their front yards. Also require people to get rid of junk cars left parked in front of their homes.

2674: I think R.P. should stop growth as far as housing is concerned. I moved here to get away from the crowding on Peninsula but it's moved up here now.

2675: The private automobile is a lousy transportation system, dangerous, undemocratic, noxious, inefficient, wasteful of money, land and energy. It's a necessary evil for now, but try to offer effective alternatives.

2676: It's a very fine city. Let's do everything in our power to keep it that way.

2677: The bowling alley in Rohnert Park should be removed. It is so bad. It would be much busier and a nice place for people to go for entertainment only if it was in much better condition. There isn't too many that still look like that. It needs an overhaul.

2683: Keep our city small.

2684: Widen 101!

2685: I am very proud of our beautiful city. So please, please: 1) When entering R.P. from Petaluma Hill Road, the sign is so small we almost bypass entering R.P. and go on ahead toward S.R. 2) Why don't we have better lighting and signal on Expressway and Petaluma Hill Road. I'm proud of the fact I live here, but the sign signifies you're not. Let's put up a sign all can read and not worry about oncoming traffic.

2689: 1) Next time eliminate this "hot pink" color (form)! 2) It's too bad #8 and #9 didn't get anyone's attention until recently! 3) If so many apts., condos and homes planned for Snyder Lane, why so few turn lanes?

2691: You raise planning issues without presenting adequate information to make a decision. It appears you have an idea where you want to go and seek approval by raising these questions. The questions should have come only after public input.

2693: Rohnert Park presently is a perfect place for families. If more low income housing and a homeless shelter are added, this will change drastically. I feel we should center our energy and funds on things that cater to the type of people we want our children to grow up around. We are a small community with a great future.

2694: There should be some kind of housing program available (like sweat-equity programs) for people with good incomes (\$40,000 or more) who can not afford the down payment needed for a home. This should be for detached dwellings—appropriate for families—condos are generally too small for families. The number of parks are very nice—the more the merrier. The bike paths along the channels are also very nice—more of them would be great!

2696: Transportation is our greatest challenge. 101 cannot carry a much heavier load or we will end up with a Novato gridlock. Our Expressway must be widened with the added construction completed. Movement of traffic our #1 priority.

2697: We should be repairing our city streets, homes, recreational parks before we start new constructions and malls, new recreation facilities and roads!!

2699: Rohnert Park is a bedroom community. We need the best and fastest commute to Marin and S.F. In future, developments (housing) please try to space, plan, for example the "H" section does not compare to "D" or even "E". As far as space between houses and the size of yards, do not allow the builders to get greedy.

2700: #15: Adrian Avenue is a mess, especially between Southwest and E. Cotati. This is a beautiful city. I chose to live here. Please keep it as a park theme.

2701: Rohnert Park is an excellent example of a well-planned city.

2702: The city and people should control Rohnert Park and outside interests should have no control on Rohnert Park. Who pays the tax?

2704: I chose to live in Rohnert Park because of the park and family atmosphere, also the beauty and would like to see it keep that appearance and at the same time growing with the idea of families who maybe protected from a city environment and pollution of crime and deterioration of the residential areas.

2706: Great survey!

2707: Establish separate fire and police department. Presently, we don't have competent staff for either vital service.

2709: With BART coming to Marin County, R.P. officials along with county officials should work to bring BART to Sonoma County.

2716: I think that Rohnert Park is a very desirable town to live in, but since I'm renting right now I'd like to see house prices in this area not so expensive. We eventually want to buy a home here if we could afford to do so.

2719: Stop building rental units, we have far too many already.

2724: We should limit our growth; 40,000 or above would be too many. Our schools are in balance now. What would we do for a junior high or high school if we had more students?

2728: The Crown Market shopping center has looked "run down" since I moved here 3 1/2 years ago and lends a shabby appearance to an otherwise fair city. I object to rezoning which allows funeral homes in the residential neighborhoods. The City planners should improve rundown areas before (starting) building new projects.

2729: Thank you for sending this questionnaire to us. Rohnert Park is the only city we've ever lived in that expressed an interest in what we, the residents, want for our futures.

2733: Needs of retired seniors are growing as more and more of us are moving here from Marin County.

2735: Couple of nit-picks: Who chose the horrible color for this survey? It is impossible to retain a copy because the color does not xerox very well. Also, the small type would discourage people in general and seniors in particular because it is very difficult to read. Also discovered form does not fit the envelope. Everything points to haste after waiting 16 years to update the General Plan.

2736: Stop allowing building until our sewer and landfill problems are solved.

1) It is very apparent, given the latest quake disaster, that our "public safety" concept is wholly inadequate. Now is the time, due to the rampant growth in this city, to hire a real fire department, one that is separate from the police department and its command.

Most of the homes and businesses in Rohnert Park are situated on adobe soil which is just as unstable as the soil in San Francisco's Marina District. It is highly likely that, should a major quake rock the area, many homes and businesses would be destroyed or rendered unstable. Ruptured gas lines and the resulting fires would require the attention of a full-time fire department. The police would have their hands full trying to control traffic, keep areas clear for emergency efforts, maintaining order and suppressing advantageous unlawful activity (looting). Police officers don't want to be firefighters. If they had they would have become firefighters. Let's get with the program.

2) We do not need an Olympic-sized swimming pool, especially one that will operate at a deficit. We have more than enough pools and parks. Petaluma has only one public swimming pool for 40, 284 residents. I think we can get by with the ones we have.

3) We do not need a "homeless shelter" as there is already one in Santa Rosa and one planned in Petaluma. I have not seen any "homeless" in Rohnert Park. Let's not encourage a problem we don't have.

4) It's time to stop using so much grass in public places and start using landscaping that requires little or no irrigation and maintenance. Besides the near-criminal waste of well water (in an area dependent on water conservation) maintenance labor and money could be much better spent on fixing streets and other fixtures.

2737: I think having a park for each neighborhood is a great idea. Also think the cleanliness of neighborhood is very important, also its beauty.

2738: I like the way the city looks—green and clean looking. I think we have enough parks in our city now. For every park you build it costs money to run. I'm also against the Olympic pool.

2740: More stores, more light industry (non-polluting), privately owned rec. storage area; keep population under 50,000.

2741: Want to see Price Club here. How can you take a poll that arrives 10/27 and was due 10/25—that's stupid.

2745: Everything in Rohnert Park is too spread out! One place with a variety of stores would be nice. Too much having to drive from place to place.

2746: It's been great up till now. Don't change it. Keep it clean, and give the people nice places to go like nice parks. It's a very good place to raise your kids.

2748: 15, 16, 17, 18, 20: I think these needs are critical. Also residential homes for seniors who can no longer maintain their homes or live alone or need health care. Pacific Springs is lovely but not financially possible to low income, Social Security people or people with disabilities. I would also like to see the new pool set up for people with disabilities and separate jacuzzi steam room and sauna for men and women.

2749: Our neighborhood is a congested area due to a large concentrated number of condos. Our largest problem has always been very inadequate residential parking. The bike lane on County Club Drive only aggravates the problem. All that wasted parking is a real irritation to us and many of our neighbors and visitors.

2752: More police action on speeding in residential neighborhoods. Casino Coronado is a raceway. Stress more neighborhood watch organizations.

2754: Nice place to raise children. Clean and safe. Most noise is from public service vehicle sirens. Do they really have to run them at 2 am? We need Roberts Lake!!! Keep small "private" parks. 101 is a disaster.

2755: Develop downtown area (small business) on west side of 101. Affordable housing for 1st time homeowners. Keep up the good work with park and recreation. Do not develop past Snyder Lane.

2757: May need an additional freeway overcrossing in future. R.P. Expressway at freeway becoming congested.

- 2759:** City Mayor's salary is exorbitant. Something must be done about the quality of our water. I refuse to drink tap water because of its awful taste and its "milky" look. I know many people who think the same. There is far too much noise—mainly due to 101. Also, too much in-town traffic. Need less traffic—not more roads.
- 2764:** The City is doing for special interest but not for the citizens of this city. I'm sick of the way our city is only interested in making money. I would also like to vote for a major, etc. Then they might listen more and have to answer to the voters. And a law that says cats can get arrested for trespassing is insane and a waste of our money.
- 2765:** The traffic lights on the Expressway should be timed properly. I appreciate the opportunity to express my views.
- 2768:** How does this city expect middle income people to afford new houses when the prices are so outrageous! And also with how fast they are throwing up these houses are they really safe. Can they stand up to natural disasters. Quit building so much. This town is growing way too fast. And the rent for a tiny apartment is way too high. Also, please start thinking of the people and not the money the city will make.
- 2773:** The original planning for Rohnert Park was quite good. That is why it is an excellent, balanced community today. However, the General Plan does need to be a lively document with frequent re-visits by new generations. At best, it can only be a "snap-shot" of present ideas and prejudices. Nonetheless, one area to attempt to "lock in" is a firm, maximum future boundary for the city, with green belt at the perimeter. The General Plan should also recognize any long-term planning for development by the University.
- 2774:** Rohnert Park is the most organized and well developed city in the whole California. We love it and we as well as you are trying to keep it this way, always on top.
- 2775:** The small city is gone. We don't have roads, schools or interest to be the city we've become.
- 2776:** Let's get BART up here!
- 2778:** This city is the best planned city in the state. Sierra Club has no damn business holding up commercial businesses that are hard to come by. Work hard to promote the commuter rail idea. Stand up to Marin County if they do not want to cooperate. Do not help them with water or other resources that come from or through Sonoma County.
- 2780:** We want the Price Club.
- 2782:** We need an indoor pool. It would benefit many people of all ages. Our evenings are too cold to swim. Elderly people could use it to help recover from surgeries and heart problems. It can be good for other people who cannot do other kinds of aerobics.
- 2787:** I think that all cities in the North Bay need to cut down on new housing until some sort of mass transit is established—like BART or the bus system is dramatically improved. More parking for commuters—more express direct bus lines from Santa Rosa and R.P. to S.F.
- 2789:** This is great! The city should do this 3-4 times a year. I'm happy to take the time to fill it out. I'm very disturbed over the large amount of growth in this area the past year and 1/2. Cotati-Petaluma and Santa Rosa-Rohnert Park.
- 2790:** There should be a better system for allowing citizen input on system and city council meetings should be better published with their agendas before the meetings.
- 2793:** It is appalling to me that the rates for services have almost doubled since I moved here 5 years ago. It seems unfair that a 2-person household (mine) pay the same rate (especially for water, which incidentally is undrinkable for us) for services, as does a family of six or more!
- 2795:** Slow growth and keep more greenery and large parks.
- 2796:** The fire department should be city jobs and not just volunteers. Fire stations should be manned 24 hours as well as local police stations. Rohnert Park should also have more high schools and its own hospital.
- 2798:** There is no town center. Strange planning (i.e., back to back shopping centers).

2799: More stores-service stations on east side.

2801: Homeless people invade the city and neighborhood when you have a shelter.

2802: I would love to see Price Club and Target opened up here.

2803: Education of our children and the quality of Rohnert Park schools should be a primary concern—we must provide the best education possible. The number of children in each class should be limited to allow the best teacher to student ratio in terms of learning.

2804: Rohnert Park needs a mall. More homes for middle class families. Don't connect Rohnert Park with Santa Rosa Avenue!!! Just widen 101.

2806: Government's main job as far as city goes is to provide fire, police, water, sewer, streets, parks. Everything else should be done by private enterprise without city connections. The city should charge no or very low fees to help free enterprise. Thanks for the opportunity to voice our opinions!

2808: I heard that a group was trying to keep out the Price Club. I think the Price Club would be good for Rohnert Park.

2809: Rohnert Park should implement a full-time fire department to provide professional fire protection as well as a higher degree/level of medical assistance. The current fire protection Rohnert Park has now is no better qualified than a volunteer fire department.

2810: This is a fine city. Traffic down past 6500 Country Club Drive is very bad. I see many areas where roads could be repaired before major trouble but roads are not repaired in time.

2812: Rohnert Park used to be a family small community. It needs to stay that way. People need to realize family is important and close friends. It builds a secure feeling. When you keep this community that way kids grow up secure and not so hostile as they've become. We have the city and services close enough. Also homes and rents have become too expensive.

2813: Nos. 12-14 should have better service and connect timewise to Nos. 44 & 48. I live in Rancho Grande and depend on the buses for my transportation as I do not drive. Why the one hour layover at noon? Can this be corrected?

2814: A city "center" like a real "downtown" or "plaza square" would be great. Environmental "concerns" a "must"—careful planning, green belts, larger green areas in apartment complexes.

2815: Rent control on all rental properties. Own your own lot for your mobile home, the rent is too high.

2816: We liked the 45-15 school plan and that was taken away. Water, sewage and garbage has gone from 18 dollars a year to our present rate. Our city government sucks. It's obvious that you folks are trying to get us again.

2820: Need improved water quality. Bicycles do not obey traffic laws, potential hazard.

2822: We think Rohnert Park is as close to being a perfect well-balanced community as there can be. Only hope we can keep it this way.

2823: The Planning Committee is doing a good job—keep up the good work. WE hope to see this town grow big and strong and not lose its urban appeal. We need more recreational opportunities, like horsebacking, riding stables, and bike lanes. Also signals (stop signs, etc.) to be put in at a faster pace in newly developed areas. Accommodations in new homes should encourage recycling (in kitchen area). Roberts Lake stocked for fishing.

2825: I am concerned about the rapid growth. In 10 short years, we have doubled. I hope our community can remain a family atmosphere. I encourage the continuation of parks development. "Cruising" down Country Club with loud stereo music blasting is also a concern. It has been much more frequent the past 2 years. And I don't live on Country Club, but a block away!

2826: Most of our no-answered responses are given because questions did not give enough information.

2829: Having a hospital is most important. Need some large department stores.

2835: Growth should not be limited (by conservationists!) Public safety needs ore funds for more officers. The officers are overworked

and crabby (I am not one).

2838: Council is too frivolous with money on recreation. Do something profitable with stadium built for a ball team that failed. If that didn't make it, how can an Olympic pool be successful?? Put some of that money into the school district, our kids deserve better facilities, materials and activities. Enforce the leash law.

2840: Re #10—I would suggest getting the BART system to extend service all the way to Santa Rosa if that were possible. We need a better public transportation system between here and San Francisco.

2846: Establish a good General Plan. Follow the plan. Update Plan according to the law. I am very disturbed that the city council thinks that they are above the law. Thanks to the Sierra Club.

2848: I enjoy living in Rohnert Park but I am disappointed at the general trend towards it looking any ANYTOWN USA. When we first moved here it seemed more unique. Now, it's beginning to look like any other "new city."

2852: Have observed much too much of the following: running stop signs, cars parked across driveways, loud playing stereos in cars (with windows up), dogs running loose, cats invading yards-leaving feces, bicycles on sidewalks, bicycles going against traffic and never obeying stop signs or signaling turns, neighbors playing stereos very loud (with them outside listening), parking in fire lane curbs in all shopping areas that have them. #38:***Too many motor homes, RV's, boats (large trucks, e.g., 1-1/2 ton or more) parked in residential areas.

2857: Plan for emergencies. Send questionnaires to the printers WELL in advance of deadlines. Add more mobile home parks!

2858: Transportation for handicapped people. I live alone and on a fixed income and some of the politicians are afraid to give a break to homeowners because they fear of being ripped off. What a joke! Taxes—your county is going to force me to lose my home because of a proposition lowering taxes for people over 55.

2861: I think Adrian and Burton are disgraces for main streets. Garbage cans on front yards, people living in campers, cars, etc. Businesses, auto repair, sign painting, used car sales. Dogs running loose, water waste, loud music, dogs barking, teenagers with cars, racing, loud radios. Motorcycles and cars parked blocking sidewalks.

2862: The city is doing a good job, and we are proud to live in Rohnert Park. This survey is a good example of a progressive, realistic outlook. Improve the golf course we have now. Roberts Lake not big enough, leave as is. Also a golf driving range for night use.

2867: No more housing needed. What about schools and overcrowding, air quality, water supply—quality and quantity, community involvement. Survey is incomplete and poorly worded. No place to say "stop growth."

2868: Not junk stores! but Petrinis and good department stores! I am tired of seeing autos on lawns, weeds taller than I and broken fences! The city should take bolder steps to encourage people to take pride in where they live. Also, what happened to no garbage cans on sidewalks? It's a disgrace to walk down streets in my section lately (C).

2871: Living in an apartment as I do, there, to my knowledge, does not appear to be an extension of this recycling program for me to use. If there were I most certainly would. I find the housing situation very difficult around here. Being a single parent with an average income I cannot afford to rent a house let alone purchase a house.

2872: What kind of shops? Dress shops, Longs Drugs, United Market like in Marin. Noise in neighborhoods not much of a problem; cars speed and screech. Love the sound of trains.

2875: Since there are only 1 junior high and 1 high school, better and mandatory busing should be in order. The congestion is atrocious, especially with all the energy conservation going on and all the talk about getting people out of cars. School buses not public. I know I can only dream about this, but I would like to see safe and easy access to riding trails close to boarding places like along creeks.

2877: Homeless: Work with S.S.U. Associated Students to facilitate this matter. Low Income Housing: Student housing needs to be considered. I believe that there needs to be more culture—specialty shops. There needs to be a more diverse range of activities for entertainment. There is not a single movie theatre in Cotati and only 1 in Rohnert Park. We need to have more art galleries, boutiques, cafes, murals, outdoor theatre, and music, etc. A community cannot be whole without complete expression of its inhabitants. There are many (growing number) of SSU students who need to be considered. #30 and #31 are not likely forms of the any SSU student. Please consider including the options listed above. Thanks. Please consider these ideas (#33, 34 35) as possible recreation.

2878: I like a prosperous community. If we expect our children to remain in this area and raise families, then there will have to be good jobs, schools and recreation to keep them here.

2881: I feel that the growth of the City should stop now.

2887: I strongly favor the building of more shopping centers or stores in Rohnert Park. I believe the city council has done a beautiful job of landscaping. Also, the new theatre that is about finished will be an asset to our community.

2897: I have very strong feelings about the lack of a separate fire department here. I do not think that we are adequately protected under this dual system. It should be put to a vote. Also, there is a real need for a good women's store (dresses, etc.) and a comparable men's store.

2904: This community needs to realize and make recognition of the University. Rohnert Park should be a place where students can live. As it stands now, students are not accepted in the community. Owners will not rent to them. With the number of students increasing each year at SSU, the more need for housing that is affordable there is.

2906: Great city!! Need to continue business development and shopping and limit residential growth.

2908: Question #1 asks, "Should RP have more stores?" What kind of stores? I'd like a good hardware store (nonmembership). The swim center is a good idea. Make it a great complex as to attract the Olympic trials. It would be good for Sonoma County.

2910: Traffic in Sonoma County stinks.

2911: I think Rohnert Park is a beautiful city and I love living here. I have been here 12 years now. Although I do believe its growth has happened a bit too quickly, there was once a time I knew every street in this town. Now I feel like I am living in a huge city that I am not all that familiar with. I think it needs to slow down on building homes and concentrate on job areas first.

2914: Hope somebody counts the X's. Do not listen to Sierra Club or other special interest groups. They do not live here and have nothing in common with us.

2915: Rohnert Park is a nice place to live, but if the construction of houses and stores increase, it will end up too much like Santa Rosa. I would like to see Rohnert Park remain a bedroom community.

2925: I think an area should be made for people to take their dogs so they can be off leash to play and fenced so they could not run into the street.

2929: Would like to see wastewater made available to homeowners for use on lawns, gardens and possibly for toilets. Appreciate the low bureaucracy of the city administration. Would hope the city maintains a pay-as-you-go attitude on all improvements and programs.

2930: City should continue to develop neighborhood parks and swimming pools and support recreation department. I would favor such enterprises as Price Club and non-polluting light industry only if they would support programs for the resident population (such as indoor swim complex).

2931: I am glad that you are asking the community for its opinions on these issues and hope to see more of these.

2933: M Section: Schools need to be built, also parks along with new housing. Is recycling available to apartments? I feel strongly that there should be rent control for housing in Rohnert Park. I pay \$550.00 per month for a 15 year old, 2 bedroom apartment. House payments and rents should be parallel with Rohnert Park wages, not San Francisco (etc.) wages.

2934: #26. It is not clear to me what this question is!

2935: Let's go to work, people.

2939: I would like to see an ordinance requiring residents to keep dogs inside when they are away from home! Barking dogs are the main cause of neighborhood quarrels in California according to the Atlantic Monthly and other polls.

2940: One centrally located shopping complex (mall) preferred to several smaller plazas.

2942: Housing costs are reaching unattainable heights for lower middle income families. Something should be done to reduce the rise in housing costs.

2943: Rohnert Park needs one or two family style restaurants which have a theme, are reasonably priced, and offer a bar with dance floor geared toward mid 20's to late 40's appeal. With the exception of the Red Lion Inn and Quincys, there is really no fun place to go to hear music and have a drink. A sports bar would be ideal.

2948: We appreciate not having utility poles and wires visible in our community. We also like the community parks. Having a hospital in Rohnert Park would be a big plus for the city.

2950: 1) We want and need individual water meters; our neighbor's water daily for hours on end—wasting this precious commodity. This is especially true on Genisis. We pay for it! We are only two retired people and are paying for homes with 3 or 4 kids! NOT FAIR!!! 2) Parking cars in our area is a sickness; neighbors should be urged to use their own driveways and garages! #28: Recycling is great—but we do not want to pay for it. We notice our bill went up \$2.50. We are on a fixed income and cannot afford all this! We do not drink all this soft drinks, etc.! Do not want to pay for recycling program!!!

2951: 1) We do not need population growth. 2) Water usage should be measured, not charged at one price for every home. 3) They should not let people walk along the creek path that goes through "G" section. It is an invasion of privacy to all our homes whose backyards face it.

2952: U.S. 101 should be widened to 10 lanes. More signal lights and controlled intersections. More lanes than are being put in on Snyder and East Cotati will be needed.

2956: Rohnert Park schools should have day care.

2962: Snyder Lane is very dangerous for students who bicycle to and from the junior high and high school.

2963: We don't want to see another San Jose here. In order to remain a "friendly city", it has to stay small. Growth and annexation must stop and quality improvement to our existing boundaries should be the focus. Seeing the farm land in the sphere of influence bought up by "investors" makes us sick. This is our home town, not just a continuing real estate deal!

2964: I have no car so transportation is a problem for me. I'd like to get to church on Sunday (Southwest and Snyder).

2965: Police should be actively involved in reducing the noise from loud car stereos. I would like to see on-going classes for first-aid and disaster preparedness made available in our community. It may be all we will have to rely on one day.

2966: Please consider bus transportation on Fairway Drive between Golf Course Drive and Country Drive.

2973: I love the city but growth should be limited drastically.

2976: The biggest problem is poor planning and/or use of stop signs and traffic lights. This is true throughout Sonoma County. Unsynchronized traffic lights make you stoat 90% or more of them; cause accidents, add seriously to pollution and traffic congestion and most of all irritate the citizens of this county. Wastewater treatment: This is the type of thing that should determine growth, not numbers.

2977: Other needs: quality child care programs with flexible hours.

2978: It's near impossible for first time home buyers.

2980: North and south golf courses are in terrible state! City should investigate maintenance practices of American Golf and ascertain problems to be corrected as soon as possible. Eventually City will lose revenue if problems not corrected. I know many golfers who have now decided to play elsewhere due to poor conditions in R.P. I'd like to know why the Town Meeting was scheduled to conflict with a major Junior Achievement fund raiser at Double Decker Lanes for which we were already obligated.

2981: #15: City ordinance will back you up. #5: City has grown so rapidly. Let's try growing at a snail's pace. #18: Sure would be nice. #35 and 30: If a golf course could be part of the green belt. #22 and 15: Cars and boats in streets and yards being worked on is both noise and appearance.

2982: Cars on Fairway Drive think it's a drag strip. Need more enforcement at Fairway and Flores.

2985: Living on Donna and North. We find it very dangerous too make a half turn into Santa Dorotea Circle because of excessive speed of vehicles traveling east of S.D. Circle. A stop sign at this intersection would relieve the stressful crossing.

2986: The neon blue outline on the new Red Lion sign really looks tacky. I feel it cheapens the look of the whole area. Reds, etc., look great and preserve the Spanish style of the beautiful architecture there but the blue light makes it look like a bar in a poor section of town. Could it be changed?

2987: We need more real restaurants, not fast food. More industry and stores. We want to work, shop and eat in Rohnert Park!!!

2989: I'm a student at Sonoma State. It would be nice to see more affordable student housing close to campus. More theatres would be nice or even a pub.

2990: The City is doing a remarkable job of city planning. This questionnaire is a prime example of this city's care for the well-being of Rohnert Park. Rohnert Park is the nicest and best managed city I've lived in or for that matter visited. I tip my hat to you!! **Please widen U.S. 101**

2992: Issue of wastewater disposal should be addressed. We are turning into "San Jose." We should learn from their errors. Need better planning re: auto traffic.

2998: The city is doing very well in most respects, but there should be more parks of a larger size for barbecues or parties. Family time is precious and they need more places to do family things.

2999: Rohnert Park is a beautiful, friendly city. It would be sad to over populate it or have an area that could be considered a slum area. Area #15 is important as some homes need TLC on the outside appearance, needing yard work and paint. If money is an issue, we're strongly against low income and homeless resources.

3000: Snyder Lane should be widened to 4 lanes with stop lights.

3001: Walk dogs on leash and do not allow them to roam freely at the parks and defecate on the grounds while owners look the other way. There should be a stiff fine for this. Our children can't enjoy the parks because of this. Also, streets and sidewalks have feces on them.

3003: The City should be concentrating there efforts on a quick update of our General Plan. We can take time later to expand our horizons after we evaluate our future sewage capacity.

3004: The eventual City population should be less then 40,000.

3007: What do I do with paint thinner and oil? 101 driver's are the most dangerous I've ever seen. The balance of housing should be more owners less renters and very little low income housing. We do not need another golf course. We should have some open areas for kids. What the heck we have 2 golf courses for adults. Why not 1 open course for kids. By the way I play golf.

3011: Community needs to have another cable company for more competitive rates.

3016: Our City schools need help for our kids.

3018: I am strongly in favor of making expanded, efficient, convenient public transportation available. I am unable to use it because of carpools and day care stops. I think a shelter for the homeless is very important. However, I think R.P. should collaborate with existing efforts to insure success. It doesn't have to be in R.P. We could work with S.R. groups to get one going and keep it going. Also, the R.P. Ministerial Assn. is working hard to meet the needs of the hungry and homeless.

3019: The City should provide more "quick to read" info about the new recycling program and proper disposal of toxic waste.

3020: Need more money for police and fire now!

3022: We need to secure the land for green belt. City will develop without anyone's help but public land prices will go up always. If City doesn't develop the public land need not be developed. Recycling water is a must! Population may increase but rainfalls are not related

to population increase!

3025: Just moved here one month ago so not familiar with the City planning and growth.

3027: The City is too big to not have a full time fire department. Are you going to wait until someone dies in a fire and then sues you? After the suit, you don't have enough money for a fire department. Why lose \$600,000 a year with a swimming complex when you could hire 10 firemen for that amount?! Let's wake up!

3032: Too much growth too quickly! We must slow down this rapid growth!

3034: Would like to see schools reduce class size even further. Improvement over last year, but would like to see more one on one teacher/student time. Would like to see more police/fire personnel. Perhaps limit Mr. Callinan's very high salary. Almost 4 times the average resident's income.

3036: We would like to see R.P. limit the growth of big buildings etc. Our family moved up here from S.F. 3 years ago to get away from the overcrowding but lately R.P. is starting to look just like S.F. What happened to the open green fields?

3039: We do not need a \$12M swimming facility for any reason! We definitely need a limit on population!

3042: Let's not use all the land for development. I love the rural feel of the area.

3043: Need road to S.R. Avenue more. Highway 101 needs 6 lanes ASAP. No more stores or offices needed. Save water.

3044: With increased housing, the traffic situation will be the biggest issue of the 90's. Sonoma County is growing north, just as Marin exploded. We have to act now to create an easy transition into the obvious growth of this area.

3047: I appreciate being able to participate in this survey.

3048: Is a beautiful place to live and we are happy to live here. In general we think the City officials do a good job and are on top of all the work they are in charge of.

3052: Existing courses are not used to maximum extent because they are poorly maintained and badly managed. The building of a road to accommodate an influential developer has all but done away with recreational use of Roberts Lake and will have seriously adverse impact on Golf Course traffic!

3053: Open space is being gobbled up. Not safe to walk or bike (especially bike) in this town. Water is wasted. Our lawn (apt. house) rotted from being overwatered. Need recycling, too much trash not recycled. Need to help homeless get on with new job skills, etc., and affordable housing. I'm going to move to Petaluma for cheaper housing. Rent control is killing me.

3055: We need low income housing but we don't need any more apartments built. We could put a limit on the housing and keep the rest of the area grass fields and farm land. We don't need any more grocery stores or convenience markets or laundromats. We need a gas station by Rancho Cotate high school.

3056: Because our City's parks and recreation facilities has made our City a great place to live. We need to continue this program and fill the needs of our youths and adults recreation with more soccer fields or complex, multi-purpose recreation centers. They don't have to be on the grade scale as the one we have. The new softball complex on the west side of 101. We need to have these in our plans.

3057: Plan now for future light rail commuter service. Too many high walled sections going up. It looks as though we are building armed camps and forts. The south east side of R.P. needs a park or green area. The population density is to great for this areas as well. Houses too close together with little or no yard.

3058: We are most annoyed with cars driving through town with windows down and radios blaring so loud the furniture shakes. We understand there is a law against this but it appears not to be enforced.

3062: Rent control is needed.

3063: I just moved here but I have lived in "growing" areas before where no matter how much planning is done, developers will continue

to build and the people already there will complain (who moved into new developments a few years earlier). What can you do? People like the area and will move here. It's the way of the world.

3064: I have been living in R.P. for 11 years and like the way it is run with a few exceptions of course. The action the Sierra Club has taken is very wrong, we the people of R.P. should be the ones to decide what we want or don't want. People should be made to clean up their yards or be fined. Do not allow boats, R.V.'s or trailers in their yards. Keep up the good job you are doing running our City.

3065: Water conservation - sprinkle systems on times are running during the rainy season. Noise - comes mostly from over zealous patrol cars.

3066: The City should be more careful in planning growth when it comes to traffic control. The intersection of East Cotati and Snyder is an absolute nightmare and should have been better prepared for. Traffic signals should have been installed first. I find it hard to believe that only just now you put in a 4-way stop at that intersection.

3067: R.P. is a great place to live as long as it doesn't expand to a size that it can't handle. I've seen a lot of growth in the years I've been here and I think it's getting to its capacity now.

3071: Assuming the water table is dropping (?) the City has grown beyond the local capacity of the land to accommodate us. The character of R.P. has changed recently from a pleasant, peaceful town to an unpleasantly large city! Slow down! We mustn't become another Silicon Valley!

3072: I would like more information on the cost of the items and the budgeting of R.P. City monies.

3073: This questionnaire should have been more honest in stating that it was for the purpose of the updated General Plan. We should use a yearly similar questionnaire, publish the results, and use the results to guide City decisions. I strongly dislike the commercial recycling company's insistence that my trash is their private property and I must use the police to protect "their" trash! The City needs to start work on "R" park. We need a "downtown" area.

3075: Feel another overpass for 101 is needed. Open space is great but not to add much larger taxes. Commuter rail service would be greatly used if it ran from S.R. to Marin including buses to ferry systems to S.F.

3076: I presently rent an apartment and would like some day to purchase a home in R.P. The homes that are affordable are considered not a very nice part of town, unsafe.

3077: Please stop building!

3078: The City should ban the parking of motorhomes, campers or boats parked on driveways for more than 7 days. There are a number of rental homes in the F section which are poorly landscaped and maintained and show little regard for the homeowners in the neighborhood. Minimum landscaping standards are set for commercial properties and should also apply to residential properties.

3079: A beautiful community. However, services for commuters to S.F. area a joke! Inadequate parking for GG Transit, bus schedules are not well planned (we do have a rep. on the board), and 101 is a badly antiquated freeway, even for local traffic. Also, local developers have more influence with City Council than residents.

3083: This city is wonderful and attractive. It is generally clean and neat, however I feel the police and fire department services are so desperately lacking. We need an independent fire department and two fully equipped stations! I feel very strongly about this. Please note we do not work in this area we are just concerned! Also, we need two junior high schools and two high schools soon! P.S. this survey is great. Hope you use them.

3085: As demand goes up for R.P. housing, keep squeezing every nickle out of the big buck developers to facilitate parks, open space, and general low density, structured appearance of the town. More Christmas lights any and everywhere - bike paths!

3087: Too much population lessens the quality of life.

3091: I commute to S.F. every day. The freeway is the worst I ever seen. People on City and County boards don't commute so they don't know what it's like every day. Get out there and commute for a week. You might fight to have the freeways widened or railway put in. It's a disgrace.

- 3092:** Caution should be used not to allow government to intrude into property rights. Stay concerned with recreation, open space via purchased land, police and fire. We will be leaving R.P. in 2 years because of the poor high school. The quality of education must be improved. Education should be addressed.
- 3093:** The overall condition of both Mountain Shadows Golf Courses is deplorable. The north course once the pride of the two is deteriorating fast. Tee areas, greens and sand traps are an insult to the City. Also, non-resident fees should be increased.
- 3095:** Parks need bigger playgrounds, i.e. H Park lots of grass and a small cramped play area. Equipment in playgrounds must be spaced better.
- 3097:** I love R.P.! All in all, I think there has been excellent planning and tremendous community involvement.
- 3098:** Please pass the rent control bill for mobile homes. We are on a fixed income as are most of our residents, and can't afford to pay high rental space.
- 3100:** We decided to move to R.P. because we don't feel it has a "city" feeling. It seems to be mostly residential and we like that. Grocery stores are close and we don't mind driving to S.R. to department stores or work. We enjoy the landscaping and especially the trees lit up on the Expressway at Christmas time.
- 3101:** This process is a farce. We have the highest paid City Manager. Where was he during all the general plan issues? The Stony Point connection permit? His involvement with Coddling, Rogers, etc., etc. Would someone explain why and how the earthquake had anything to do with this being late! Control growth, open space preservation, avoid high rise buildings. Need more community meetings. 2-1/2 month process is little time to do adequate job on general plan. Council is not taking public input seriously. The process is a farce. Developers speak for the City. I believe there is wide spread conflict of interest among City officials. Councilmen are out of touch with reality. I object to this limited questionnaire. The process is a farce!
- 3105:** Regulations regarding vehicles should be enforced, re: overnight parking on streets; number of vehicles per household; size of vehicles; registration, etc. Please find alternative to cable. All we want is basic and the other is forced on us! Periodic clean up weeks are great! Red Lion is a great addition to our community. How about all cars off streets on street cleaning day. Done in our old neighborhood \$5 tickets for any left in the street.
- 3107:** We have enjoyed living here. We think R.P. is a fine, well run City. As far as NWP tracks - diesel engines should not be acceptable on account of noise through our predominantly residential area.
- 3110:** No more housing/planning. Please keep fields empty. Your housing projects near Sonoma State are horrible.
- 3111:** The worst part of life in R.P. is the cable TV system that operates here. Also, an effort should be made to get the grocery stores to pick up their shopping carts that are in the alleys of most apartment complexes.
- 3113:** The City needs more schools.
- 3114:** Build a Price Club!!! No more little shopping centers. Build a big one. Keep up on the parks.
- 3115:** I like the way you usually plan a nice park per housing section.
- 3116:** The City Council does okay but the Red Lion's neon red and blue sign must go!! Who approved that permit? Better notice of town meetings are needed. (City Council, etc.)
- 3118:** I'm for the light rail service and yet can see the terrible noise that would come from it. But I feel the positive will out way the negative. If and only if the rail service went completely into downtown S.F., financial district. Three billion dollars to bring BART in may be worth the price. Some day people will be commuting from Mendocino County right through Sonoma! Think of that!
- 3119:** There should be more attention to boats, R.V.'s and trucks long term parking/storage on City streets; weekend parking of heavy industrial trucks on neighborhood streets some with trailers. Streets should be posted for street cleaner days - no cars on street - tickets issued for non-compliance. Signals at heavy traffic intersections for traffic control and speeding. Cable TV control issues!
- 3121:** Wider streets - more timed stop lights.

3124: So far doing a good job of planning the City. Keep it up. I'm glad you're asking us and giving us a chance to voice our opinions.

3125: No motorized vehicles at Roberts Lake. Increase police and fire service. Keep up the good job on maintaining parks, streets, etc.

3126: This City needs to find grocery stores that will deliver on certain days on large orders. Call in or otherwise. There are many elderly persons that do not drive and cannot carry their food on a bus.

3129: Don't let water run in streets where City Planner is, like Country Club Drive. City needs a full time fire department. Not half and half. We need a full time fire department, not ball fields.

3135: The writing is on the wall. If we don't limit new business, new housing projects, we will become an extension of S.F.! Our goal should be to improve the quality of life without looking for more tax revenue from new business or new households. It can be done. I moved into Foster City in 1976 - population 20,000. By 1981 the town had grown to the point of no open space. It took 20 minutes to get from home to the freeway each morning. Foster City kept looking for ways to get more tax dollars, they got it by building shopping centers, office complexes, condos, apartments, new homes. Now I think it would open some eyes to take a ride to Foster City. It's a congested mess. No open space, no fields, gridlock. R.P. reminds me very much of Foster City in 1976. Don't mess it up, please. If we don't establish the perimeters now, within 5 years we'll look just like Foster City.

3136: Need more lighting. More security in neighborhoods.

3138: We need to start helping people who are not as lucky as we are. If we could I think we would have less crime and many other problems in our neighborhoods. It is time to help the helpless. And please don't forget the old.

3139: R.P. needs BART or some other means of good light rail commuter train all the way to S.F.

3140: I would use the bus system to commute to work if there were more frequent service between 7:30-9:00 a.m. and 5:00-6:00 p.m. Also, I would be much more likely to ride my bicycle if there were more bicycle lanes, especially on such important north-south streets as Snyder Lane and Country Club Drive. Snyder Lane in particular is heavily used by high school and college students on bicycles. As the number of students attending Sonoma State University grows, the available housing for them has fallen far short of need. We need more modest rent apartments for students. Many are forced to commute due to this lack in R.P.

3143: Establish 2-3 mile wide irrevocable greenbelt around City now before it's too late. Zone permanent agriculture, cemeteries or dumpsites.

3144: The City should do more about the smell. It is really #1 on a list most important.

3145: Nice City, very good neighborhoods.

3148: Why was all this building and expansion allowed and nothing has been done about the sewage? Why was there nothing on this questionnaire about the sewage problem?

3150: I have lived here 7 months as a renter and will be buying here sometime in 1990. I would like to know more about the data and detail behind these questions you have posed, i.e., what is the present mix of homes and apartments? What services are available? Is there a current general plan for R.P.? Are there open forums to which residents are invited?

3151: Overall I think R.P. is a nice place to live. Watched it grow over last 25 years. Think land next to high school should have been left for expansion of high school. Would like to see a nice department store, not cut rate. Need more middle class housing. Rich get richer, poor get poorer. Do not need anymore golf courses. Why not a swim or tennis center. Should be some kind of ordinance for trashy houses. Are mostly rentals.

3157: Have never heard so many sirens in all the places we have ever lived.

3162: I applaud the planning which has resulted in so many parks per capita. However, I feel that the City should institute programs promoting affordable low income housing for young families.

3164: Please don't make our town a miniature L.A.!

3169: I just recently moved to R.P. from new Hampshire and I think it is a very lovely place to live.

3171: This county must take more responsibility for the transportation needs of its residents. We must "bite the bullet" and support bond or tax proposals to fund the highway expansion and light rail program. We also need more industry so residents can work in their own community.

3173: Having the town meeting during a 49'ers game was stupid, very poor planning. In general the City's planning is excellent. A department store (Macy's Penny's, Emporium, etc.) is needed. To control our own destiny, R.P. should build its own treatment plant tied into the existing system. The "grey water" generated could be used to irrigate the parks and golf courses. The City limits should be set west to Stony Point east to Petaluma Hill north at least to Hern.

3174: Please extend the recycling program to condos!

3176: The water should have (good) filter in line to remove sediment. We constantly have muddy, trashy water. There should be more direct outlets from the City proper in case of earthquake, flood, fire, etc. Commerce Blvd. should have a direct line to Golf Course Drive. Remove Smitty's.

3177: We moved to R.P. in 1979 to live in a nicer home and community for less than Marin. Today, R.P. is becoming financially difficult to remain especially increases in utilities and cable TV, not to mention housing for single parents who make too much money to qualify for low income housing but not enough money to pay \$700-\$1,000 month rent and still raise 2 children satisfactorily.

3178: R.P. has done an excellent job in planning and we love living here! Thanks.

3181: There needs to be more schools in R.P., especially a new junior high and high school. The quality of education is poor in R.P. Overcrowded classes, poor state test scores, poor playground facilities and poor physical environments in general, poor and non-standardized curriculum, etc. City needs to be more forceful in enforcing actions against violators of City codes, e.g. noise and public nuisance.

3186: I believe that the houses that presently exist should be low income due to the shabby quality of a large amount of them. I feel that those homes to be built should be upgraded in quality and inevitably in income.

3187: The government that meddles least, governs best. Instead of widening Expressway at 101, would prefer pedestrian and bike only freeway overpass like S.R. has near Hwy. 12 on 101.

3190: House lots should be wider. Should have limit on heights (Community Center is tallest building).

3194: Thus far, R.P. has been a wonderful place to live and raise a family.

3195: I relocated here from Orange County in So. Calif. in order to escape from crime, fast growth, crooked politicians and unnecessary spending by government, city and otherwise. This City is big enough. Don't spoil the rural atmosphere. Don't promote growth. Don't try to be another L.A. type community.

3197: This is a poorly worded and obviously biased survey.

3199: We like living in R.P. and would like to see the City become more pretty than it already is. Some areas where not planned really good. There is no "downtown" here so we think its important to have more greenbelt and walkways, bikeways, etc. We could use more shopping. I'd rather shop here than go to S.R.

3201: I feel your questions A-F are irrelevant and out of line. A persons age, income and what neighborhood shouldn't make any difference.

3202: A vegetation wall should be planted to buffer the noise of Hwy. 101. We feel that a permanent dumpster station should be established in the City in light of the new automated garbage pick-up program.

3203: All the statements under "open space" should be looked at closely.

3206: Local transportation needs more service and bus stops, better access to areas not presently serviced. Bus stops should service Payless/Albertson's, Padre Town, Red Lion and other areas as they develop. Present bus stops largely inconvenient for those with large

or heavy parcels, especially seniors.

3208: Widening 101 is the most serious problem we have. It needs to be done immediately. I love R.P. and think you are doing a great job taking care of it. We have a wonderful community. Also, the commuter rail is a great idea.

3210: We need a large well-known department store in town. There are plenty of little shops, but you end up having to shop at the malls. Hwy. 101 definitely needs to be widened to accommodate traffic. R.P. growth should be limited. Traffic congestion is building.

3213: If recycling is used, the user should be allowed to put out additional large garbage, as when you clean your yard, etc.

3215: There are many residential neighborhoods where the streets are speedways. Stop signs should be used on more corners. I live on Adrian Drive and cannot let my children play outside for fear of their safety.

3218: Hwy. 101 needs to be expanded.

3221: Next time please do not use this color of pink since it hurts my eyes. I would like to see more underground utilities. Keep up population control within R.P.

3222: Instead of low income how about for the 55 and older where rents are based on their pensions. We should work on trying to save the shopping center at Crown Super Market and push stores like Safeway to offer home grown items - Clover Dairy for one.

3223: We are most concerned about clean, pollutant free water and air. Limiting the City's growth and the recycling program are a good start. We have lived here 10 years and are very proud of living in such a pretty, clean, well planned city. Since we don't plan on moving, we would like to see it stay this way!

3224: I strongly believe the Sierra Club's complaints are unfounded. I believe the construction at the north end of the City should begin immediately. Also, the Price Club center should get underway.

3225: With the recent earthquake scare, maybe we should take that as a warning and prepare for the future. What good would it do to build more if we can't save what we have in event of another major earthquake.

3226: Our City has outgrown its public safety programs. We need more officers, new equipment and new fire trucks and buildings. Plectrons with batteries for when electricity is out.

3227: Too much growth for our sewage problems.

3231: Limit growth. More affordable housing. Use a greenbelt incorporated in bike and walking paths, ballfields, etc.

3235: Construction projects are a source of noise but are usually not for a long duration. When construction that involves use of bulldozers and loud machines should be restricted to daylight hours starting at 8:00 a.m. The heavy machines working at the school (Honeybee) sometimes started before 6:00 a.m. and worked till after 5:00 p.m.

3237: Leave areas natural - greenbelt yes!

3238: Limit growth - there is too much traffic on our streets now. I don't want our area to become another San Jose! I want R.P. to be a community for the people who live here, so more local jobs for locals. Generally I find R.P. a well planned community - but am sorry it is getting so crowded.

3239: Do we really need all the police we have in R.P.? Does anyone know how we compare to other comparable towns in the number of police we have?

3245: Don't like the new recycling bins - no place to put them, a hassle, ant encouragers. They haven't picked up all the bins on our street for whatever reason on our regular trash day and then they sit out for days. Unhappy with the schoolgrounds - G section Goldridge. Teachers are magnificent but the facilities for children are a disgrace. No place for kids to eat lunch except on the ground and in the rain 3 or 4 classes are crammed into 1 room. No real play areas. It's a shame. Truly upset with the Sierra Club action...Keep their noses out of our business. There was plenty of time to take action, why now...they're not representing me.

3249: A 24 hour fire department with properly trained firefighters to decrease loss of lives and property damage in the event of a fire. We need to put money into our schools in providing an excellent education to R.P. students instead of spending money on an Olympic swimming stadium!! This really infuriates me! What percentage of R.P.'s population is going to use the Cultural Arts Theater? Parents with young children? We already have Luther Burbank Center and SSU and SRJC. Are you representing parents with young families?

3255: I (we) love R.P. Affordable housing is a most serious concern as we have kids in newlywed age and status who won't have a chance unless given our homes we own. There should be large bins more available for City clean up free of charge. Hope to see the new garbage cans soon. Good idea the recycling bins. Thanks.

3256: There needs to be a revamping of school system so that there is more respect for education. Parents and teachers need to work together to teach children to respect schools. You don't get upscale families who value education until this attitude is changed. It starts with good rules and respect for good teachers.

3258: I object to building permits being issued for one type of construction that end up being something else. Example: property bordered by Snyder, Camino Corto and Avenida Cala was supposed to be condominiums and when finished became "deluxe apartments". In my opinion there is a difference.

3260: Feel this canvas a good idea. Hope the City population gains from it. People take time to complete and the leaders take results into consideration. Only then will the effort made be of value.

3261: I would like to see builders use more energy efficient water heaters and appliances plus adequate insulation.

3262: Transportation - major thruway to 101 - an alternate route should be developed (ex. bayshore, 101 + 280 on peninsula). Where do you park the cars for a commuter rail service. Low income - starting out, 1st houses types of low cost housing.

3264: How much land do we need to fit all of these bodies. Space determines number of residents, doesn't it? Water - We need meters. It will control the timed overwatering taking place around R.P. Initial cost would pay for itself. We had them in NE in 1974 and people watched consumption. Quality is questionable, taste, and particles. Wells can give just so much. Need to think of future. How to receive more County benefits - YWCA and YMCA (for children's involvement) need paid staff for playgrounds summer fun (crafts), neighborhood involvement. Community Center fine but hard for kids to get there. I am happy with R.P. Looks great, parks, etc. We need something for teens - club for dancing, drop in center, help for problem kids, counseling, etc. I would volunteer to help with this. My children are grown but I see this as very important.

3266: Please don't build an Olympic size swimming pool complex. It will be like a hole you keep pouring money into and the return will be very, very small and R.P. will be broke.

3267: It's a little late to develop Roberts Lake since you insisted upon placing a road right on top of it! You have done a lousy job of planing for the future. Now you are trying to update the general plan in a mere 3 months! The last things R.P. needs are another gas station, cheap motel, convenience store, car wash, etc. This town is already the tackiest town in So. Co. We are very grateful for the Sierra Clubs lawsuits. We urge you to please consider the ultimate fate of R.P. and not let it become a cesspool of discount stores and motels, the armpit of So. Co. R.P. does not need to expand its tax base it needs to expand its open space! We are strongly against the expansion of the R.P. Expressway to Stony Point Road. We are aghast at the fact this stupid road has crossed the sensitive Laguna de Santa Rosa. No more development for this side of Hwy. 101! The Laguna must be protected for it is home to many wildlife species.

3269: No mention of police, crime, etc. was made in the safety section.

3272: I think it's very crucial that our freeways be expanded to accommodate our population.

3275: R.P. is a nice community although I wish they had made the housing developer build better quality homes and been a little more creative. I think we should slow down a little bit and stop building so much so fast.

3276: We are too new in R.P. to choose with any degree of intelligence.

3280: We strongly resent the intrusion of Sierra Club in city planning, especially in R.P. where City planning has been outstanding! We want Price Club, Levitz and Home Club and we cannot understand how an organization such as Sierra Club can dominate and cripple City planning measures such as this which obviously have little or no impact as far as the Club's basic charter is concerned.

3281: I feel the major problem with southern So. Co. is the traffic problem. As a commuter to S.F. I go through the terrible congestion on Hwy. 101 in all of Marin Co. and see the growing problem in So. Co. I don't feel it's only R.P.'s problem, but all of So. and Marin counties problem.

3282: Utilities need to expand to meet future needs. R.P. should develop their own utility company, i.e., electric company - generation with new industries. Possible sites are all over surrounding R.P. We also need a Dairy Queen and a Hooters - contact St. Pete/Clearwater, FL.

3285: The police should be harder on the numerous speeding cars and kids hanging out around the Civic Center Drive and Country Club Drive area, much speeding and noise. Constant screaming and fighting around apartment houses in this area. Clean and maintain bike paths, canals full of grocery carts and trash.

3290: I believe we need more park space so we eliminate the housing growth which would occur if parks filled the place now empty. I suggest a large park on south 101 with 4 softball parks. I coach softball and I can guarantee in 5 to 10 years there won't be enough room or everyone will play in S.R. or Petaluma due to practice space and open fields.

3291: What is "light", nonpolluting industry? Do we have the water and sewer capacity? Would these industries provide jobs for residents or "import" workers? I was under the impression we already had a recreational vehicle lot in our community, or is this really a question about annexation? Aren't #32 & 34 connected? Couldn't these fields become part of the stadium complex? This is a very poorly put-together survey and insulting to the intelligence of the citizens of R.P. I hope this doesn't reflect the caliber of effort being put into our general plan. Response to R.P. Citizen's Canvas - Before beginning my appendix to my basic, for the computer tabulator, answers, I want to say that this is probably the worst questionnaire I have ever encountered. It was either purposely created to ensure answers compatible with the current direction of government in R.P., or it was created with the idea that the citizens of R.P. are too stupid to answer real questions about the general plan.

On to the appendices. Land Use - 1. The question is so non-specific as to be useless. On any given day in any R.P. household the plaintive voice may wish for a store close by that would provide access to a specific product. In general, therefore, my response to the question is intended to express my observation that enough space has already been allotted for commercial wholesale and retail ventures.

2. Once again (and so that I don't wear out the phrase, I'll leave it as presumed for the remainder of the questions) the query is insufficiently specific. It fails to address purpose. Should we have more "light, non-polluting industry" to attract more residents? to enhance the tax-base? to provide jobs for those already living here? If the industries which might seek to locate here can find space in the remaining area already allotted for such purposes on the west side of the freeway, and if those industries have strong histories of, or strong intentions in regard to, community involvement as opposed to community plundering (putting the profits back in instead of grabbing the money and running), then there's probably a little more room for such operations to take up residence.

3. Every community ought to limit its growth based on its capacity to provide the necessary services: fire and police protection, medical services, water, sewer, garbage disposal, social services (parks, schools, libraries). Specifically, R.P. ought to limit its growth for now until it has had time to measure the impact upon the services above mentioned by the latest frenzy of development.

4. A population of 40,000 within the current City boundaries may be feasible and manageable. 50,000 would seem to stretch the capacity of the land available.

5. 50,000 - 60,000 will provide us with vistas like those now being seen in the inner urban areas of Silicon Valley and parts of Los Angeles county. No way.

6. Is the Council now in the business of doing demographic studies for future business interests? Or is this an indirect way of getting approval for annexation of the existing recreational vehicle storage space near the Wilfred Avenue on-off ramps? I don't think there is anything inherently wrong with allowing someone to open such a business if they want to. But I don't think the City ought to mandate storage of RV's in such facilities as a boon to such a business.

7. The City is NOT doing an acceptable job of planning. This hurry-up canvas is one of the best demonstrations of that.

Transportation - 8. U.S. 101 should not be widened to six lanes. Viable public transportation needs to be implemented to help curtail the need for paving over any more land solely for automobile use.

9. The R.P. Expressway bridge should not be widened.

10. A commuter rail service linking R.P. with both its northern and southern neighboring communities (even unto the bay south and the border north) would be an admirable use to which to put the existing rail line.

11. If the schedules were better than the current Sonoma County Transit service (running for more than 14 hours per day—20 hours a day would be best until 24-hour service could be implemented), I'd be on it five days a week minimum.

12. Bus service should certainly be expanded. More hours per day of service: particularly between Sonoma State and the residential areas (classes run until 10:00 p.m. —bus service stops at 6:04 p.m. on routes 10/11 & 12/14 and at 7:43 p.m. on the 44/48 route); service between Santa Rosa and Petaluma ought to be expanded to accommodate school hours at SRJC and work schedules that have City residents locked into their automobiles because the buses don't run until 10:00 p.m., 11:00 p.m., 12:00 midnight and so on.

13. I ride the bus almost every day.

14. I would ride the bus even more if service were expanded.

Housing - 15. This question strikes a very unappealing note. I am tired of R.P.'s public safety officers being the arbiters of taste. I have lived here for more than 10 years. I know my neighbors. We'll solve amongst ourselves the possible problems of quality of yard and home maintenance. Surely public safety has better things to do than monitor the length of the grass or the length of time a car is parked in a driveway.

16. A balance between jobs and homes might be ideal but is already unlikely.

17. There would be nothing wrong with R.P. having a shelter for the homeless. Proactive is better than inactive.

18.-20. Adequate housing for an average community. Let's not try to allot percentages on a bell curve of income averages.

21. Apartment house conversions should be up to the residents and owners with specific care taken by the City not to allow apartment house residents to be pushed out in condo takeovers.

Noise - 22.-26. Noise pollution is a fact of life of the late twentieth century in industrialized-mechanized society. We ought to do our best to modulate the impact of noise from major thoroughfares and industry upon the residential areas.

Conservation - 27. The City should do more to encourage conservation of all resources, including water. But let's not take that to mean that the best means to educate conservation is necessarily to up the price, or tax, the resource in question. Good government leads by example. What happened, for example, to the suggestion that garbage be deposited in a "worm farm" for composting instead of in a landfill?

28. I have recycled for years, without the help of the City. Now the City wants to charge me for the privilege of recycling. I'll continue to use the services of Sonoma County Recycling which allows me to recycle a whole lot more than just newspapers, cans and bottles and doesn't charge me for the service.

Open Space - 29. You haven't done all bad. I think the current requirements for bicycle and pedestrian paths in all new development has kept the City pretty well linked for those of us bent on traveling via alternate means of transportation. (I haven't checked out some of the new "sections" yet, but I'm sure I will soon.)

30. I suspect there are recreational services (a skateboard park for example) upon which the City could more usefully expend its resources (both land and money).

31. This question fails utterly to define what is meant by "recreation lake." But Roberts Lake shouldn't be filled in to make room for a Commerce Drive link to South Santa Rosa Avenue.

32. I think the real question here is what is going to be done at/with R.P. Stadium itself. But since the land is already zoned, obviously, for the sort of activities commensurate with a stadium, it would be appropriate to so utilize it.

33. What would this large park accommodate? Equestrian trails, tennis courts, a track and field complex? You see how insufficient each of these questions is? A large park, if well planned to accommodate many activities (a la Golden Gate Park), would be a fine idea.

34. Is this softball complex specifically related to question #32? Why not ask it directly?

35. I understood that the General Plan already called for greenbelt buffers between R.P. and its neighboring cities. I see no reason to delete such a proviso from the Plan, and there are plenty of good reasons to add the proviso if it's not already there.

Safety - 36. It wouldn't hurt the City to act in concert with Sonoma County Offices of Emergency Services to get the message out about protecting ourselves from natural disasters.

37. Here's a question that asks simply and directly. And I absolutely believe that the City should establish some sort of toxic waste disposal center (a periodic use center may be adequate if properly advertised as is Community Clean Up Week).

3292: Your outdated general plan and refusal to address that issue prior to legal pressures highlights the City's inadequate approach to planning. A more responsible approach must be adopted. The recycling program needs to include more incentive for the homeowner.

3295: Please help to limit new construction in R.P.! The City is simply too crowded, and it is beginning to develop a claustrophobic feel.

3297: I have lived in R.P. - 1969 B section, 1972-1979 A section, 1979-1988 G section. I still own property in A & B section but currently live out of town. A Petaluma Hill Road from Hwy. 101 (outside of Penngrove) bypass and improved Stony Point Road could help the congestion on 101. Stop lights could be adjusted better for traffic flow through town. R.P. has done a good job to now.

3299: There are too many rentals within any one condo/PUD complex. There needs to be a limit on rentals in any one complex. The City was designed to have apartments, condos/PUD's & homes. However, it's mainly apartments with ownership outside of R.P. Thank you!

3300: I am most concerned with the A section - the appearance of some homes is a big R.P. minus.

3301: R.P. (& S.R.) have a serious transportation problem. Solutions for the short-term should include moving traffic more efficiently on city streets as well. For example, R.P. Expressway traffic signals should be timed so that traffic proceeding down the Expressway doesn't have to stop at each light. Major streets in San Jose use this tactic and it works very well.

3302: I love the parks in this town. I wish that our "downtown" area had more charm. The three shopping centers are very plain. We aren't a pretty or cozy or "old" looking town. It lacks image, class. Otherwise, I love it. The schools are terrific, esp. Goldridge and Hahn.

- 3308:** Add to safety more community/neighborhood watch meetings and info. Need shopping mall with clothing stores, similar to Coddington on west side of 101 and Expressway.
- 3309:** I feel we need more stores to keep R.P. citizens from having to spend their tax dollars in S.R. We need more variety in types of stores. We have to start fining those kids with boom boxes. They are annoying as well as very dangerous when they are driving.
- 3310:** The City of R.P. has a terrible record of fire service, i.e., long response times to burning structures. This is due to the public safety system concept. As the City grows, a real fire department will have to be established. There is no reason why response to a burning structure should take longer than 4 minutes. The City Council is irresponsible in not adopting a fire sprinkler ordinance.
- 3313:** I think the City is very well planned out. It's a family oriented City. The parks and pools are wonderful. I love living here.
- 3314:** We need more police officers in this town! I strongly feel we are understaffed in this area. We also need a larger, more highly profile police department building! I want a D.A.R.P. program in the schools. We need more teachers by any new softball fields. A 2nd jr. high and 2nd high school within 3 years!
- 3316:** All apartments should have disabled ramps for wheelchairs.
- 3319:** I haven't answered 1-3-4-5-7 as they all pertain to general planning to cope with population needs. The City has planned well for the home district but should update industrial and commercial districts.
- 3320:** Natural vegetational corridors should be required along all creeks instead of building right to the edge and using LA style channelization of the creek and streams.
- 3322:** Too rapid growth is creating a traffic nightmare in the north bay. I believe that BART is the best solution. It's clean, fast, relatively quiet, and would allow commuters (or anyone) to get almost anywhere in the Bay Area with the least amount of transferring from one mode of transportation to another (e.g., light rail to ferry to bus). Careful planning could control the "runaway" growth some feel BART would endure.
- 3324:** There needs to be a separate fire department.
- 3325:** No more fast food and franchise stores. Stop the overbuilding! Concerned about water resources and quality!
- 3326:** I think the R.P. police department is horrible. I have filed several complaints about vandalism and they are slow to respond to the call and they don't seem to care and are not willing to do anything. As far as I'm concerned they are useless. They do not "protect and serve." I have never once gotten proper assistance from them. I think the police department is something you should work on. Also, we have reported a house on our street that is dealing drugs and the police officer said "we know, we have been watching them for 2 years." As far as I'm concerned, quit watching and get off your butts and arrest them. These neighbors are still dealing drugs! What are we paying the police department to do?
- 3327:** I enjoy living here very much. But the housing costs for people like me are becoming outrageous. Apartments are just as expensive as houses. I don't know of any housing around my section for lower income families. Cotati is the only housing I know of and I chose not to live in that area.
- 3328:** Why not questions on education! Ambulance service, hospital, police and fire safety, drug education, elderly programs! City of R.P. needs to put priorities in order! Too much emphasis on pools, growth, cosmetic appearances. Where are the important questions? Who asked "these questions"? How lucky we must be to have such "major problems."
- 3329:** Can something be done about cats roaming free? Limit number of cats per household, add a fee to cat licenses to provide \$ for cat repellent in neighbor flower beds. If there are new stores, have them of the kind that I don't need to go to Santa Rosa to shop for clothes, etc. And schools - smaller classes, please!
- 3331:** I enjoy living in R.P. It is made for families. It also tries to keep that small town community atmosphere. Thank you for improving the water pressure in G section.
- 3332:** Need a hospital. Need to have more frequent clean up with dumpsters available in neighborhoods.

3336: Major lack: a town center which includes charm, history, identity, and sense of civic pride. Present conglomerate of shopping centers does not provide this. It's not too late.

3337: U.S. 101 both directions is a disaster of incompetence, lack of foresight. That should be top priority. Need more and better paying jobs in area to keep people from having to work in Marin County and S.F. where the pay is reasonable. Need a major medical facility. Too many condominiums. Could use major shopping mall. Too many banks. Do we need another? We need a park. R.P. has a good start on landscaping. Keep planting trees.

3339: I think there needs to be even more area devoted to kids, sports (soccer, baseball, football, etc.). With the large number of families in R.P. there's not enough space devoted to recreation.

3340: I believe that definite planning for the direction of the City is important, however I don't want restrictions being the tool of choice. The City should develop in the direction of growth, always realizing the limits and necessities of the community.

3342: We live in B Section. We are both professionals, decent and clean people. Some of our neighbors should be forced to clean up their yards and houses. The Crown Market and parking lot is actually a disgrace to the community. The store is filthy. The parking lot is full of litter and gum and needs to be steamcleaned before we would ever shop there. If this doesn't change, we will be forced to move.

3344: In the beginning R.P. was built for low middle income families. That is why my family moved here 36 years ago. Since then you have not followed the plan of the City of which I still have a copy.

3347: Since I'm a student at Sonoma State University, I feel that R.P. should be part of college town, offering low rent apartments around the campus, and at the same time some other parts of the City should have more upscale housing.

3351: Thank you for asking for the community input to these issues. It shows you care. Keep up the good work.

3355: As a relatively newcomer from Marin, I find R.P. refreshingly rural and not the polarity of "haves" and "have nots" now evident in Marin. Hopefully our Council can maintain the excellent mix of residential requirements we now have without defaulting to the profit-oriented builders.

3357: The City has done a commendable job in keeping up with the rapid growth in this area. It's time to slow the pace and consider the growth effects on schools, environment, transportation, and general quality of living, should expansion continue at its current pace.

3362: Would like more stores if small independent stores. If more big stores they are going to put the small business people out of business. We are concerned about the rate of growth. We are in a good position to have commuter rail service which would be great. Would be great to have a golf course west of 101 and use recycled water.

3366: The reason this survey is late is because we have just moved to R.P. We would like to be actively involved in our community. Please keep us informed.

3367: My main gripe is: Apartment rents have gone out of control. Because I don't make the monies that they do in S.F., so I have to pay the same rent that's been raised for them. I work two jobs and still cannot make ends meet because of high rent and utilities. The apartments don't change to match the rent.

3370: It appears City facilities are better maintained north of R.P. Expressway. Current City government is too growth oriented. R.P. is best kept small as originally planned. The City has done a wonderful job providing recreational facilities. R.P. schools should be a high priority.

3372: The older rural areas should not disappear under lawns and landscaping. A more natural recreation area where horses as well as hikers, bicycles, and indigenous animals may use safely. No concrete to fall on, no displaced wildlife, which many children only see in books or as road kills, bloody and flat. Save our agriculture, ranches, farms, too!

3374: No more golf courses.

3376: Our main concern should be transportation, housing, the education our next generation. We are far behind in solving our transportation problems. We need to think ahead. If we build we need to expand our transportation. Education needs to be a major topic also!

3378: Never mind about golf courses and bicycle paths! This town needs another high school. You keep building homes and a little bit of grammar schools but no more high schools.

3379: I think R.P. is doing a terrific job of keeping things well balanced and I'm very happy living in this town. Keep up the good work! Concerning #33 - I think it would be great if it included things like horseback riding, maybe a merry-go-round and an indoor swimming pool for year round swimming.

3380: I live in Redwood Park estates and commute to/from S.F. so noise, etc., I cannot comment on. #8, 10, 36 I feel very strongly about. We had a proposal to up or rather start a pick-up for bottles, aluminum, etc. I think it should be expanded quickly with more media attention.

3381: Bring the Price Club to R.P. Should be of primary concern.

3383: City should have a full-time paid fire department! Questionnaire is biased against rail system or rapid transit. We need improved transit systems!

3384: As a new resident of R.P. I wish to compliment whoever is responsible for the lovely landscaping in the divider strips and at the sidewalks. It changes an area that could be quite drab into something very pleasing.

3385: R.P. does so much for elementary age kids but seems to lose interest (or visa-versa) when the kids get to junior and senior high. Community service requirements at high school should be strongly encouraged and assisted by the City. Homeless teens are a serious problem in R.P. and these kids don't ask for help.

3386: So. Co. Transit buses should run in R.P. on Sundays - at least part of the day.

3387: Reduced speed through town would solve problems. Erection of sound barriers along 101 should be considered, especially if it is widened. Quality of life, affordable housing, controlled growth, excellent police and fire protection and freedom from excessive governmental control over its citizens should be the primary goals of the City leaders.

3388: Stop growth as of now, until we have better local transportation. There is too much pollution from cars and the fumes are sickening. Do any of you politicos walk about town. I'll bet not. Many of us do not have cars. It is dangerous to cross streets at intersections because drivers are looking in the wrong direction when turning corners. How many parks do we need in this area? We now have five parks.

3389: Rent control, electrical services upgraded. Build Malibu Grand Prix next to Scandia.

3390: Alternatives to 101.

3392: I think R.P. is beginning to get too crowded. I liked it better as a small town.

3395: When my job took me to R.P. from San Jose I fell in love with my new home area. This was in 1985. At that time growth planning did not seem so runaway. It would be a shame if R.P. became as damaged as San Jose has.

3397: Supervised recreation in parks not just at community center, not all kids have transportation available. The issue of schools not addressed. With an abundance of \$ available for arts theatre, etc. why are there such limited services (i.e. music, sports, crafts) for school children, not even a gym at our junior high. No wonder we're raising little couch potatoes.

3398: It is about time the City stop and revise its general plan. It is about time to stop the developers such as High Coddling from having anymore influence on the City. Pete Callinan should not be allowed to be on Coddling Board of Directors. What ever Coddling wants Pete makes sure he gets!

3402: Low income housing. More jobs for the handicapped.

3403: I love this town and we should crack down on drugs and gang violence. We should expand the City more, a lot more.

3404: Please continue community education and communication among groups with intensive newspaper coverage of Council and Commission activities.

3405: Overall this City's administration is doing an outstanding job and stands by its name (the Friendly City).

- 3406:** The R.P. Expressway should be widened to 3 lanes. The traffic at R.P. Expressway and Commerce is a mess during rush hour. The stop lights change every 1/2 second. Please do something!! This City needs to get a new updated plan to accommodate the massive amount of people living here.
- 3409:** We need a fire department, not volunteers.
- 3410:** I like R.P. a lot.
- 3411:** We think growth should be controlled. Not too much or housing will become too expensive. But not too little or it might turn into a lower income part of So. Co. We like it here.
- 3412:** The golf course could cut back on watering the grass. The sprinklers are on 30 minutes in some areas. R.P. could have a wonderful transportation center across from the Red Lion (Golf Course Drive). It could include a nice train depot, bus service, taxi, etc. We'd better think ahead. So far our town is a mess of cars that go too fast on too few streets. Some planning you fellas did!
- 3413:** R.P. is growing too fast! We need to update housing sections of R.P. Make owners clean up their yards. Write tickets when vehicles blast their radios. Build less and fix what we have already. Better commuter systems might help the freeway systems. There will never be a perfect solution to anything. Let's try to clean up our land and air now so it will be here tomorrow!
- 3415:** The City should continue supplying garbage dumpsters, hold more town meetings like last Sunday. Though we were unable to attend and make an effort to receive public input on growth and other City issues like this questionnaire. I am most concerned about the rapid growth in R.P. Thanks for asking me for my input.
- 3416:** R.P. has overdeveloped itself in many areas to the point it looks sloppy and run down. Too piece meal. R.P. has become too crowded! It is no longer the quiet enjoyable place to live it was 8 years ago.
- 3418:** As a senior citizen I feel so isolated and depressed that the buses don't run on Sundays. They should run close to R.P. Theatre and K- Mart. I cannot walk block when bus lets me out. Need swimming pool all year round - free. Need exercise, can't afford to pay health club. Definitely need more stores and mall in R.P., can't travel to S.R. R.P. needs more people/industry/jobs. It is thoroughly provincial now - boring. Need shot in pan or some kind of livening up. Do you really want to be your cry to fame - Bingo places. Why don't you have Jewish Temple?
- 3419:** Lets grow. We've done a good job with growth, lets continue along the same path. More light industry would help. More affordable housing is needed. Another golf course would insure a greenbelt. We need less vehicle noise in residential areas, police the speed limits, speed bumps, outlaw the boom boxes in cars/trucks. Generally speaking: to hell with the Sierra Club, let's grow and expand.
- 3425:** We have only lived in R.P. for 6 years, but it is quickly becoming one of the most densely populated areas in which we've ever lived. Slow it down! We loved the quiet of R.P. but it's fast becoming another San Jose if you include Petaluma and Santa Rosa. That's nothing to be proud of. We're losing all the natural beauty of the area.
- 3426:** Mobile homes need rent control.
- 3428:** Recycling, middle income housing, noise, garbage and parks.
- 3429:** I am very glad to see the recycling program. It is very efficient and convenient. I would like to see quicker action on developing M section and since the land already belongs to the City.
- 3430:** The number of accesses to 101 should be expanded and alternate sources of entry and egress to Santa Rosa increased. Stony Point Road should be widened. Growth in itself is not bad as it is really progress. Unplanned growth is bad. Petaluma Hill Road should be widened, too.
- 3432:** Instead of building a third golf course, more attention should be paid to the influx of students at So. State University. There should be more student housing off campus available at reasonable prices of course. This was filled out by 5 people. Please make a note of it or take that into consideration. Thank you.
- 3433:** Better inspections on new construction. Install laws now for toxic waste into the air. Instruct people that all these amenities will require an increase in taxes. Stop bowing to the will of the Sierra Club. Require the Sierra Club to admit that they are a political party, John Birch

Society, not a club. This was performed by Adolph Hitler.

3434: I think there should be a community center building at G Park so that Goldridge school would have an assembly room to use. Goldridge is a "temp" listed school on too small a site and cannot have a multi-use room and they need one!

3436: I think there should be a committee formed which would look at ways of creating more affordable housing for middle income people. It should be comprised of realtor(s), builders, architects, private citizens and business people and a BIA representative. Would like to see recycling expanded to businesses and apartments. There also needs to be more publicity on its importance.

3442: The key to adequate housing is adequate sewer. Let's not postpone the treatment plants and put a moratorium on housing. Let's make the treatment plants our primary concern with road expansion our secondary. Why? Since the recent quake, we can expect faster expansion. We need to be ready for the growth coming our way.

3446: As you seen in the '89 earthquake, that lots of freeways was damaged. What a cry it would be up here if we don't get the "railway service", if the same happened up here. We was fortunate this time but there will be a next time and it could be economical disaster for Sonoma Co.

3447: Red Lion Motel complex is an atrocity. The garish blue neon lights on top of it makes it even worse. I cannot believe that anyone ever approved that. It detracts from area and from whole City. I believe someone must have been bribed to let that high ugly complex be built.

3448: Too many stop signs! Country Club and Hudis unnecessary.

3451: I think the City has done a great job in bringing up this community in full balance.

3455: We are not part of recycling program. Would like to be included.

3463: Provide for the safety of the citizens by installing a full time paid fire department that is separate from the police department. The tax base is there!!

3465: Do we know how much water we have in reserve. I have heard that R.P. is subject to subsidence due to additional wells being drilled. The existing railroad right-of-way should by all means be used as a commuter and/or bike path routes.

3467: Park so acre or more should be by college!

3471: Snyder Lane badly needs widening (or at least turn lanes into apartment complexes).

3472: Too much housing growth!!

3473: I wish that 101 could be widened from Atherton to Windsor but I know it's out of your hands. Recycling is an excellent idea! Well done! Think of something for plastic and motor oil. The lake has a good potential, keep the drugs out and the lake clean and it would be better. There should be a better enforcement of loud vehicles and loud stereos.

3477: We believe the pace of growth should be slowed but new stores and industry should be encouraged, which would also bring a better balance between homes and jobs. A softball complex would be a source of revenue. The homeless situation must be addressed here too. The recycle program doesn't it us, as we already recycle on our own. Live and let live, people's yards and noise from dogs, radios, etc., don't bother us.

3478: Am favorably impressed, as a new resident.

3483: Population should not exceed 40,000.

3488: Schools need to be added to accommodate City growth at junior high and high schools.

3492: R.P. size should be limited to under 40,000. Limit growth, retain rural feel; more bicycle paths; synchronize stop lights.

3494: I believe transportation is the number one problem in Sonoma County. My 4th and fifth choices will help R.P. maintain its recreational

atmosphere it now enjoys. On my third choice I would hope to see some of R.P. newer homes become stucco to help offset all the wood exterior homes that have been built over the last 7 or 8 years.

3495: Concerned about drugs and gangs.

3496: Commute to where? #10 - incomplete question. Cars in our neighborhood are a real noise problem. Many people "burn rubber" in front of our house. The noise as well as the danger factor is a real nuisance. Recycling is a great idea! The City is very well equipped with these - walkways and bike paths.

3498: The big boys are over developing R.P. I've lived here over 15 years and am disgusted with the poor quality of homes, the small lots and general attitude of "let's make a quick big buck while we can!" Wake up! Don't turn Sonoma County and R.P. into another L.A. disaster!!

3499: We have enjoyed living in R.P. There are many beautiful parks, and we chose this place to raise our family. But, lately I can't take my son for a nice walk down the walkway on Golf Course Drive because it resembles an animal bathroom. Every few feet I have to tell my son watch out for the poop! It's really disgusting. I believe people should get citations for that. Cats are just as bad. My own backyard isn't safe. I don't own a cat or dog but have to clean up their mess in my yards.

3501: "No answer" - not enough information to answer any other way. #28 - Why isn't recycling available to condominium and P.U.D. developments?

3502: No. #1 should be a mall or larger department store.

3504: Thanks for the survey.

3505: Town meeting should not be held during 49er games! Thanks for the opportunity to provide input. R.P. could do a lot with community and citizen cooperation to make this a more attractive, appealing place to call home. Also like to see more community activity, like recent parade.

3507: We need new recreational centers such as bowling center, shopping mall, and health center.

3510: I believe that to this point R.P. has been planned in an excellent way.

3511: I really wanted to take the bus to work. When I found out it takes almost 2 hrs. to get to OCLI, I said "screw it!"

3514: We recently moved here from San Francisco and were surprised by the poor bus service available in R.P. Buses ran too far apart and stop too early. Also, 101 is 8 lanes in San Mateo, San Francisco, and Marin County but only 4 in Sonoma County. Too many cars, congestion, etc. In addition, there is too much speeding, racing, etc. from cars coming off Commerce Blvd. onto Avram Avenue. Constant roaring engines, screeching tires, etc. This is very dangerous and annoying. Also, it would be nice to have a major department store here such as Macy's, Emporium, etc., instead of having to hassle with going into Santa Rosa (traffic, etc.).

3515: If growth accelerates waste water, traffic problems, these problems should be thoroughly researched and solutions found beforehand. If a park like golden gate could be designed with ponds, casting pools and picnic areas with grills, riding stables, it would be a nice asset to our City.

3521: Our concerns: Child safety; traffic; activities for teenagers.

3523: Transportation into Marin/Sonoma must be improved. Widen 101 to 6 lanes. Add BART from Santa Rosa to S.F. It might cost 5 billion now but it will cost twice that in 20 years when traffic is a standstill. BART is the only answer not any other type of train will be able to tie into the existing system. You know it makes sense. Do it before it's too late!

3524: On #17 I don't know how many homeless are in R.P. If there are then yes we should have a shelter. On #33 I would rather see a park than more housing.

3526: R.P. should be another "Palo Alto" not "Daly City!"

3527: New faces sitting in Council chambers!

3532: Great ideas! Please follow up with a flyer to inform the community of the results of this canvas. I strongly support bringing industry to the area!!

3534: I am deeply concerned about the extent to which growth has severely impacted existing public services. Lots of new businesses and homes with little accommodation in terms of schools, roads, and other City services stretched beyond their capacity.

3537: Give community more info re #28 - I don't know a thing about the new recycling program but would probably utilize it if I could.

354:2 Between the City and American Golf our courses are going downhill drastically. Perhaps City officials could take time to play the course and see the condition of them. Too much water is killing off fairways. Poor drainage in front of greens. These courses are getting a bad reputation among the golfing population.

3543: I have not seen one statement for improving the quality and appearance of schools. I have heard the junior high and high schools in R.P. are very weak. We need to improve and build a better high school. We have money for new parks and pools. Education should be our number #1 priority.

3550: This area needs to concentrate on jobs and transportation in R.P.

3551: There needs to be more work available in R.P. There is an excess of condominiums. No work around without having to commute to work when you live in R.P.

3552: Too many cars parked on the streets, obscuring views at intersections. Also, gas stations seem to be inconveniently located.

3557: I urge approval of the plan for an indoor swimming pool. I would like to see improvements on school facilities - auditoriums, small class size.

3559: The R.P. sign along 101 should be remodeled to fit the wonderful appearance of R.P.

3560: R.P. is a great place to live, family raised and educated here. But need more department stores - not banks, not deli's, not grocery stores, not video stores. Need clothing stores, need shops with more variety. Tired of driving to Santa Rosa. Especially with Hwy. 101 always congested. Should have been widened years ago. Also, waste of taxpayers money with too many police - needed for education, teachers, Hwy. 101. Suggestions: Take down outdated "Friendly City" sign, what a joke!, and an eyesore; raise speed limit on Country Club - rarely see anyone obey it anyway; give Ron Brust (City Engineer) a decent car!

3561: The beauty and charm of R.P. lies in its open fields and farm land that surrounds our City. We should limit growth, plan it, just like R.P. began. We should develop a usable, convenient recycling program. and invite more corporations like H.P., Compumotor to the City. The last question is disturbing - What house in R.P. has toxic waste?

3562: The City of R.P. needs to grow with the rest of the world, but not to the extent of over population, too many stores, or not enough housing. In order to have a beautiful City, you must help the poor get off to a good start. Spending money on more parks, more baseball diamonds, etc., are a waste of money. Improve what you already have and expand the City with production. Repair before you spend on unnecessary items.

3563: Installing water meters would improve water conservation. Change billing cycle to monthly.

3564: We are renting but hope to buy in a few years and are concerned that growth limits will drive up price of housing. In Boulder Colorado that happened but growth continued outside city limits. Seems okay for people to commute south. Our biggest concern is school quality.

3565: Improvement in law enforcement training and professionalism.

3567: Low and middle income families should be given better opportunities to own their own homes. More attention should be given to informing them of the different agencies that can help them to get their 1st home. R.P. is made up primarily of low and middle class people and since they support a good deal of the City, they should be given due attention.

3568: I would like to see better response time and better training for our police and fire department. Having better developed parks and open space is very important and keeping this a middle income community is essential. R.P. Expressway should be just that and not R.P. stop way. Time the stoplights in some logical manner. Extend Christmas lights.

3569: R.P. needs a real "downtown", a place with personality, originality, and uniqueness! No more pizza parlors or video stores please! Let's have a nice softball complex - take a lot at Modesto!

3571: R.P. should have an enforced leash law. I'm really tired of taking my kids to the park and having them step in dog poop. This a problem in the H park where we go.

3572: People in R.P. should not have to take a freeway to shop at stores like Emporium, Macy's, Penney's, Sears, or Mervyns. We need a shopping center badly like all other towns. Running to Santa Rosa is a waste of gas and time for all of us.

3573: Comment: For us living off Snyder Lane where no center divider trees exist as buffer and traffic increases daily, Snyder Lane noise grows. #1-7 - responses assume availability of basic City services. Limit rail approval based on its underpassing Expressway. Incidentally, we suggest R.P. Expressway should be re-named "Rohnert Parkway." Additional walkpaths should make shopping accessible on foot as alternative. A distinctive, well defined, beautiful civic center must be achieved.

3575: The City of R.P. should be developed as a family community. More middle income homes are necessary with a limit on park areas. We already have nice park areas. The neighborhoods should be maintained by both residents and the City. The police and fire departments should be separate and department of public works should be fully capable of protecting the community or should be expanded.

3578: #13 had no answer spaces, it throws all the answers off if not noticed. A greenbelt could be constructed and used in sewage and wastewater treatment. Business should be encouraged on the west side of the freeway and restricted on the east side. There are too many small shopping centers which have empty storefronts or businesses which cannot survive. These questions are not clear and specific to issues. I think R.P. should have controlled growth, less influence by real estate sales people and developers; upgrading of streets to meet the current needs but not to make way for willy nilly growth. We need more greenbelts and bike paths.

3580: I would like to see a slower growth to retain the "small town" feeling. We need more affordable housing for seniors and more in line with the average So. Co. wage of \$5.50 hr. I do not believe we need another golf course as we are not Palm Springs (nor care to be). The small neighborhood parks are great because they are more accessible to families with small children and older kids can play in one close to home with some degree of safety.

3585: Get Price Club to come to R.P. Have more streets running north and south instead of all the dead ends.

3586: R.P. needs an Olympic sized indoor pool complex.

3588: We do not need to industrialize R.P. Believe it should be a quiet middle to upper class quiet City. Why keep on widening 101 and bringing in more traffic when the only intelligent ways to move masses of people has to be by train and bus and car pooling.

3592: We are building far too much. Let's manage better what we have before we keep building. 101 is horrid! I'm very glad about the recycling program - finally! Instead of a homeless shelter how about helping the homeless not be homeless, jobs, career counseling. If R.P. is the friendly city, have a community wide program; stores, etc., smiling clerks, smiling bank tellers. Let's prove that we are a friendly city!

3593: Water resources should be a strong deciding factor in growth planning.

3594: I would just like to commend the City for even taking the time to read and consider these surveys! I think R.P. is pretty fine! Hats off.

3598: I think the City should limit residential construction and build more recreation areas. Because the City is also a home for Sonoma State University, I think it will be nice to have a City which is nice to be a home and a place to study. Quiet, beautiful environment, etc.

3599: In comparison with other cities in California, and out of California, I think the City of R.P. does a terrific job in all facets, planning, etc.

3602: Besides not being able to bus out in the evening, at night or Sundays, bicycling is very tough in this town for both the driver and the rider. Getting from R.P. to S.R. by bike is ridiculous. It's only 4 miles on the freeway but 7-10 miles by bike. Also, the Expressways inhibit safe riding. I also feel that the commute can be made easier by all cities, via 101.

3607: Should definitely expand the freeway and should have more low income housing.

3608: R.P. is growing too fast and turning into a place for upper-middle class. Get realistic. We need more stores and transportation to accommodate the people not another golf course.

3610: I believe it should be made safer for my children to cross from the westside of freeway to east side of R.P. I would like to see the Price Club here and a grocery store on the west side. I do not want to see R.P. become all upper class, nor lower class, even balance.

3611: The schools are too crowded and the City has grown too fast without fully addressing that problem. There should be security at the supermarkets. Women have been kidnapped twice from Raley's.

3615: This questionnaire barely fits in the envelope provided.

3616: Rent control is needed for lower income families and students.

3620: R.P. is mostly a bedroom community with lots of mothers and children around in the day. We need plenty of parks for the kids and better all around shopping areas. Things like Longs or Price Club. We would also like to keep it clean and property values up and keep the skum out.

3621: When we moved to R.P. twenty years ago we understood the population would stop at 32 to 35 thousand people. We think that this promise should be fulfilled!

3625: R.P. is becoming a community of the wealthy. Developers are building high priced houses, attracting the wealthy to move here from outside our are (Marin, L.A.). A large segment of our population is in the low income bracket. Therefore housing should reflect this. We need family mobile home parks, condos, single family homes that the under \$20,000/year + \$20,000-\$39,000/year incomes can qualify and afford.

3635: It's a very nice place to live. Let's keep it that way! Thank you for asking questions.

3637: What is the new recycling program?

3638: Perhaps education is outside the City's realm of jurisdiction but my opinion of our junior high and high schools is that they are below standards found in other areas of CA and the nation. We're not preparing our teens well for their future challenges.

3642: Apartment complexes do not have recycling programs. If it did I would use it.

3643: I don't like a lot of little shopping centers like on East Cotati Avenue, Snyder and SW.

3645: We need more parking in R.P. for riders of Golden Gate Transit! People want to ride the bus but there aren't enough parking spaces.

3646: I love R.P.

3647: We need a large mall with stores like Nordstrom's, Macy's or Penney's over on the west side. Price Club and Home Depot would also be good. We need more light warehousing and a business park like Stony Point in S.R.

3648: R.P. is doing a great job. We're very proud to live here. The large green expanses are great! Major irrigation. The lights on the Expressway west should be coordinated. The Expressway is the slowest way out of R.P. It should be renamed!

3651: I'm so disappointed with this form. If you really want our opinions have someone who knows how to formulate questions do it. We have a university with many faculty who could do a superior job. Example: #36. It would cost \$25,000 a year to send pamphlets to each household and have speakers out at special meetings advising people about fire, earthquakes and flooding safety. Should the City do this? I can see why the press indicated there was some unhappiness over this opinionnaire. I find several of the questions worthless because they are too vague. Example: #1 is meaningless and answer would mean nothing without better question. Please rewrite and resubmit to us.

3657: Need recycling program in apartment complexes. Too much growth around C section/E. Cotati Avenue. In less than 3 years 3 new "mini malls", huge subdivisions (M sec.). All the open space by SSU being gobbled up - it's a crime. I'm moving.

3661: Don't spend my money on low income housing, subsidies or homeless shelters. You've been doing a good job on the community.

That's why we moved here. We worked hard to earn our home and neighborhood and low income subsidies are absolutely out of the question as far as I'm concerned!

3663: Why is there no mention of "recreation" on this survey? children in this City have almost nothing to do! This City seems to have the highest rate of smoking children I have seen in a City of this size. Why is there so little to entertain these children. One reason - lack of planning for building schools. I have not seen a single elementary school with a multi-purpose room which after school recreation programs could be held in!

3665: We like R.P. the way it is. If more shopping and jobs were available for the people that live here it would be great, but we would hate to see a lot of growth and bringing more people in. R.P. has an excellent recreation program and beautiful parks. I don't think that they need much more though. We don't use City transportation so we don't know of any problems. We're recently married and have just bought our first home here. We think it is a great place to live and start a family. We would hate to see too much growth and change.

3667: The City has grown too much in the last ten years. Traffic on 101 is a serious problem and if not dealt with will only continue to get bigger.

3668: Waits at traffic lights are far too long. Particularly bad are Expressway and Commerce, Expressway and State Farm, Expressway and Country Club. R.P. Expressway lights should be coordinated to allow traffic to move from Snyder Lane to K-Mart at 35 mph without a stop.

3669: Recycling program should be stressed. Toxic waste is a big problem that will surely grow.

3673: The fact that there is no school bus service in R.P. is appalling and suggest our children's safety and the needs of working couples or single working parents have a very low priority in R.P. I, unfortunately, failed to discover this lack of service prior to settling here. I fail to understand how such a forward looking community could allow such a basic need go unattended to. Will it take a child assault/kidnapping for our leaders to act?

3675: Stop annexing! We don't want to live in San Jose north!

3676: The City's number one priority should be the establishment of a professional fire department. This is not even mentioned in the canvass.

3677: I think building should be limited until the City catches up with the demands created by the present population. I feel that the City is way behind the demands created by the amount of traffic. Intersections that are presently 3 or 4 ways stops need lights, etc.

3678: City, with its agreements with American Golf, has poorly maintained the courses it has. Many grounds employees cause damage themselves. For example: driving vehicles through obviously flooded areas and leaving huge ruts. Other municipal courses in cities are beautifully maintained. Lakeridge in Reno for example.

3681: Next time use an envelope large enough to put the questionnaire in.

3684: We do not need another golf course. R.P. is a lovely City and will remain with proper planning. It is growing extremely quick which is frightening. Let's plan for the growth with plenty of green areas around us. Secondly, let's keep public safety "public" not just a police force.

3687: R.P. is a well planned City in the general sense. It needs to address the growth of the number of children who will be entering junior high and high school 3-5 years from now. The grade schools are overflowing. R.P. also has many residents who commute south 101. Utilizing public transportation if a rail system was available would not be a problem.

3688: We did not address communication. The involved, active and dedicated people know what is going on but the great bulk of busy residents remain uninformed. In the absence of a local newspaper (The Clarion with its Snyder comments does not qualify) perhaps a monthly newsletter in the realm of the Seniors newsletter but for all ages. Comment: Thinking big is ok but please don't think grandiose. The performing arts center may prove to be a white elephant. A swim center is good but we are not Santa Clara.

3691: People should be fined when they let water run in gutters. Cars parked all night on street. Fine water wasters. The utility bills are too high for elderly. Service higher than Petaluma.

3692: R.P. needs better curfew rules. Too many thefts are taking place because of the youngsters hanging around at hours they should be at school or at home.

3693: Unacceptable rate of growth. The influx of people will lower quality of living in Sonoma County. Recycling program a must. It should be actively encouraged and promoted. Homeless shelter a must. Transients another issue altogether. Low income families in desperate need for affordable and safe living accommodations.

3694: Recycle everything possible!

3695: I've lived in "the Park" since 1963. I think you've done a fine job of developing a community. Public Safety department is outstanding!! I particularly like the concept of neighborhood parks and a sport/performance center complex. I am appalled when I see water running into the street, especially for long periods of time. I am concerned about out-building our capacities. Not just sewer but schools, stores, parks, etc.

3698: R.P. is a well managed City with capable personnel (police-fire-mgmt) running it. Those items I marked "no answer" do not mean I do not have an opinion - it means I trust our City government and elected officials. Please don't try to fix something that works.

3700: Sierra Club should not be allowed to cost taxpayers legal fees. If they start something and lose they should pay. Sheriff's Dept. bagpipe practising the biggest source of noise in R.P. and should be stopped.

3703: Absolutely no on swimming pool complex - no way!

3706: I feel that there should be better planning in putting in traffic lights - such as Snyder and East Cotati , Snyder and University Park. It is impossible at times to cross Snyder Lane.

3707: The City must improve its public works and building inspection services thereby raising work/product standards for construction. The requested response date of October 25 is too soon. The general plan update should not be rushed. Do it right! Not just fast. If you spent as much money on this as you do on the "award winning" annual reports you'd likely get some data you could use but this is a strangely worded questionnaire. It reads like a Warren Hopkins speech. Overly simplified yet vague. And I want that ugly cable TV box off my lawn!

3709: Too many tan-beige buildings. Very dull and uninteresting architecture. Scandia miniature golf is a ugly cheap-looking disgrace!

3711: There should be a cap on growth. Commuter rail is the only way to clean up 101. Less traffic less noise. I'm getting very tired of supporting the have-nots. There are people living in their garages, using side entrances, causing all kinds of problems. Is it legal. We can always be more conservative.

3714: No low income housing please. We need grocery stores (Safeway, Albertsons, etc.) in the M section. Too many small convenience stores. Groceries cost too much that way. For shopping we must drive to other side of town to go to a good store.

3715: Cleaning up the water should become a higher priority. Street lights on the bike paths would be nice. More department type stores, Penney's, Mervyn's, etc.

3717: I don't like questions 4 & 5. They presume we all want growth. It isn't so.

3719: What about schools? New schools should be built to accommodate the increased student population! Before the homes are built! Increase police/fire patrols/protection! Not expanding the department enough to compensate for the growth!

3720: It seems like the City is expanding to the betterment of a few wealthy people and the detriment of most residents. Water conservation is important but will probably cause problems for long term residents so developers can continue to make more money.

3721: General plan outdated. Request for input is late in the game. Conservation/recycling would have reduced the wastewater/landfill problem we now have if it had been implemented 10 years ago. Please give lots of press/education efforts to make it work now. And please learn from this and try to plan further ahead. Look 20 + years ahead.

3723: We moved to R.P. from Los Angeles. We love the green beautiful planted streets and parks and recreation areas. Coming from Los Angeles it is heaven. We think big cities are more dirty, more crime and more of everything bad. You get every kind of hoodlums. There is nothing nicer than a clean middle size city. People say hello to each other.

3727: For every section of houses that are developed there should be a huge park, like park in G section.

3730: We take very strong offense to the continual exceptions that seem to be made to the general plan re: new construction of homes and businesses. It appears that some developers are granted exceptions to build more homes, etc., than allowed by the general plan in any 1 year. Additionally, it strongly appears that favoritism is playing a key role in who is granted those exceptions. Finally, why does it appear that every unbuilt lot in this area must be filled with a building! Enough is enough!

3731: For the most part I think things are going quite nicely. I feel part of that is due to the original plan of having a school and park in each neighborhood. Why don't we have our own waste treatment plant?

3732: Traffic lights are desperately needed at three intersections: E. Cotati Avenue, at Petaluma Hill Road, R.P. Expwy at Petaluma Hill Road, and Snyder Lane at Petaluma Hill road. This must be a major priority for the City. Also of importance, the recycling program should be extended into apartment and condo complexes so everyone can easily participate.

3733: We don't need anymore grocery stores. How about a BEST store, Target store, or another clothing store besides Ross?

3737: R.P. is going to be a dumping ground eventually for old cars. Too many park on our streets. Look at Creekwood Square. It's a disgrace. Country Club Drive is no overnight parking. Why? Because the C.H.P. lives there. We paid way over \$100,000 for our homes, cars and boats all over especially across from Roger Wilco, its not fair. Just yesterday in front of my house was spaceless.

Dear Councilmen & Women: Over in the H section of R.P., across from Roger Wilco, people have 1 car garages with at least 3 vehicles and only 2 other people have garages for 2 cars and 4-5 vehicles. They even park on the curbs. Something should be done now, not later. Creekwood Square makes you sick to your stomach. Boats and motorhomes should never be permitted to park any place on the streets in R.P. Yes, R.P. is a beautiful City and let's keep it that way.

We should definitely have the rail service to ease the congestion. I understand they are buying up land up north for the railroad service. Condominiums do only a couple of things, higher rents and more crimes. I also hate to say the new police station should have been built on the Expressway as first suggested. Where the people are not factory and commercial business and it isn't much larger then the old one. Are any more police manning the station in case a person in trouble needs protection if they are in trouble or being chased by someone. Thank you. Let's keep R.P. clean and beautiful and clear of congestion on the streets for when people come to Red Lion they can keep saying R.P. is beautiful. Let's keep it that way.

3742: Poor main artery planning. Golf maintenance people loud. Golf does not maintain area behind Dexter.

3743: #36 can be accomplished by sending speakers to the sporting programs, i.e., baseball, football, soccer. More specifically, when the coaches or age groups have their parent get-togethers you then have a captive audience.

3746: Build an apartment/condo complex for low income students at Sonoma State.

3752: Too much concern over having more businesses. More emphasis for agriculture needed. Let's keep some country in our City. Let's not go the way of San Jose.

3753: I feel it is important to upgrade our wastewater treatment facility before it is over taxed by growth. I also feel it is time for R.P. to have metered water service to encourage conservation and discourage waste.

3754: I have lived here for 18 years, I have seen this town grow. I think it is sick how they keep on throwing houses up and stores. You're putting a lot of small business out of work.

3755: Rent control!!

3758: We see no need to add more houses to R.P. Especially since the sewer and school systems need time to catch up to the homes recently added. More quality stores (ex: Macy's, Emporium) would be welcome but we see no need to add "discount" stores to our community. Also, no mention is made of the school system which pleads poverty to requests to teacher salary increases. How do we add schools and teachers?

3759: I have a serious concern over the appearance of some neighborhoods. Junk cars, RV's, trucks, boats, etc. Enforce CCR's. This can only serve to increase and maintain our home values. Also, enough ballparks already! Let's build the pool.

3762: Recycling - we are now paying more per month for less service (i.e., one can vs. unlimited) and we must sort the garbage!!

3763: R.P. needs a large first class tennis project.

3764: One out of four homes in my neighborhood wastes water that runs down the gutter. Nothing was asked about our schools. We have outgrown our schools. Schools, a good education are more important than the new theater arts building that just went up. Priorities need to be set. Well thought out not just temporary buildings thrown up.

3765: #7 - This is a loaded question (It is poorly written). I don't always agree with their planning, it depends on the issue. I think too often there is too close a "friendship" between planners and developers. **#19.** Do you mean custom homes or what? This isn't clear. Are you trying to get a ritzy custom home area? **###**-Not the most serious problem, but "boom" cars and trucks are certainly a bother. **#32 -** If you recall, this area was a "lake" a few years ago, in the rainy season. Do you want fancy homes here? I think we must expand 101, develop a rail system and increase the bus system. I am strongly opposed to a 3rd golf course with custom homes around it. Have you even considered what school those children would attend? I doubt those wealthy people would be satisfied with Cotati Elem.

3767: Would like to see a "dog run free" area somewhere.

3768: Survey doesn't address quality and type of development in it. No more fast food! Need more police presence in town, especially in light of Raley's Towne Centre rape and more recent incidents. Newer homes are made of spit and Kleenex, cost a bundle, and are the result of behind the scenes bargaining. I'm tired of good old boy mentality among hired and elected City leaders. Freeway frontage needs to be more uniform, attractive. Big 4 is an epic eyesore. Red Lion tower induces nausea.

3770: The ones I didn't answer are because I don't know what the current numbers or usage is.

3771: Agree R.P. should have more stores - depends - I think we need another supermarket instead of a Price Club/Levitz, etc., complex. K-Mart produces enough traffic on the west side of 101. You did not include anything in your survey about problems in mobile home parks. If I was not a part of a 2 income household, I couldn't afford to pay my rent space. In less than ten years, its gone up from \$195 to \$348 a month. If I was on a fixed income I'd be homeless. This is the future I see in the horizon.

3773: Speeding, traffic, loitering youths.

3774: Bigger homes/bigger lots. Insist on quality construction.

3775: R.P. should have Olympic pool at the community center.

3776: Traffic ordinances should be strictly enforced, especially on Country Club Drive. Public Safety vehicles are often offenders. City Manager should be encouraged to earn his pay and eliminate a number of assistant managers who are unnecessary.

3779: Landscaping company's should be fined for sprinkler systems that are not checked daily for sprinkler heads that are missing. Also, during rainy season sprinkler systems should only be manually turned on. Our streets and sidewalks are taking a beating from the ground being saturated by water! The ground will only absorb a certain amount of water. Landscaping companies should not be allowed to waste "my water."

3781: Before growing you should fix the school system. Everything grows. What about another high school. We also have the worst one in Sonoma County!

3783: The City, private industry and public should be fined for sprinklering in the rain. Are we big enough City yet to think about a fire department? Just a question.

3784: Public Safety needs more police officers patrolling the streets and more usual police who don't work on time off as firefighters. There is an increasing number of sexual assaults in R.P. The number here is greater than S.R. in all of Sonoma County. Look into that!

3792: There should be low incomes in housing.

3798: Teenager racing engines, loud car radios, and very noisy parties (all hours of the night for all of these) is absolutely horrible! The traffic congestion is unbelievable for such a small community.

3801: R.P.'s population should be held where it is - 30,000 people and the quality of life should be maintained or improved.

3802: R.P. is growing too fast, too much. Adding major 4 way stops causes a massive block and potential accident problem every morning and evening. (Worst on East Cotati at Snyder and Camino Colegio.) We need lights not stop signs!

3803: I think we should try to get BART or something equal, but not to Larkspur Landing, it could go over the Golden Gate Bridge at night into S.F.

3805: I disagree with the Sierra Club. Loosing the Price Club and spending money on lawyers is not okay. The Council is doing a fine job!

3809: We need to keep ahead of any gangs that might be starting in R.P. Also, keep the parks free of glass. Maybe signs like "who's responsible for your neighborhood?" A place for teens to go like a dance hall. High school bands could play, charge money. Keep out of trouble. Community Rec. gets money. Do not expand too large. This is a great way to limit expansion. We don't want to become like S.R. or S.F. Too large for our own good. Waiting lists are fine!

3810: R.P. is too compact. We need alternatives to 101 and buses. A greenbelt would be a good idea for air quality. If the City doesn't help households dispose of toxic waste, people will dispose of any way possible.

3813: The neon sign "Red Lion" a top the inn is the most horrible thing I've seen in R.P.!! It turns my stomach whenever I drive home at night on 101. If this is a sign of the times for R.P., we need to get a new Council.

3816: We must have a fire department with fire personnel, not police! When you plan, plan for growth. Our playgrounds and schools are too small. Spend money and do the job right the first time. Not to redo projects.

3818: I have noticed the crates for recycling in front of single family dwellings. I live in a multiple unit dwelling and we have not been offered these same services. Will they be available to multiple unit dwellings? If the crates will not will we be allowed to set recyclable items next to garbage disposal cans?

3819: More people play soccer. More field. Support local newspaper.

3820: The City does an excellent job with regards to City improvements. Construction is done quickly without any hardship. The City should ban doorknob hanger advertisement because it can increase the chance of burglaries and is a public eyesore. Several major cities already have this ban in place. Definitely do not want to merge with S.R. A greenbelt should be established to maintain our own City.

3821: Although I have "rented" here for the past 13 years, I care very much for R.P. and would like to see it become a progressive City utilizing recycling and making the best of the railway that runs through our City. Please continue with these opinion pamphlets. Thanks.

3822: This survey is a good idea. We would like to see more in the future. Traffic, long delays at stop lights, and an effective commuter service (rail) to S.F. are among the greatest concerns.

3824: My family really enjoys R.P. and would like to continue living here, however we cannot afford to buy our house yet.

3826: R.P. should definitely do something about the stop lights! Synchronize them!

3827: The City should clean up and landscape Copeland Creek between Commerce Boulevard and the railroad. Posts should be installed on the two footpaths leading from Enterprise Drive towards Copeland Creek close enough together to prevent people taking shopping carts beyond Enterprise Drive; these usually end up in the creek.

3828: #'s 25, 27 & 31 needed more qualification for a definitive answer.

3830: Overall damn good job R.P. officials. However, unless development is not planned even more carefully we are going to have a real "mess." As it is now, traffic is becoming unbearable even in R.P., much less (101) S.R. and south. Any more building - R.P. - commercial or residential without adequate planning for services and traffic will decrease the quality of life in R.P. to such an extent that I will no doubt move away. It's just not worth it. For example: 101/Golf Course/Commerce - a mess even with improvement.

3835: I am new here and the taxes going up from \$790 to \$1,025.00 that hurts me. Nevertheless, I love my home and want to stay.

3837: Widen 101. Rail service. More stores - tired of going to S.R.

3840: Doing a good job. Do not worry about noise factors. The only time I hear anything loud is with young kids at mall with their boom boxes. Please help with traffic problems along Hwy. 101 corridor. The train would be great.

3841: This town has nearly doubled in size since we moved here 6-1/2 years ago. Its already getting too big. We love the parks, bicycle paths and landscaping. It's a well cared for town, much better than most. But growth can get out of hand, and threaten quality of life. For example: traffic is getting awful.

3848: I would like to see R.P. be a safer City for people to walk or ride buses. Safer as in women or children being able to go about without fear of attack. I believe growth should be slowed down.

3849: Property values have not increased as much as in S.R. and Petaluma. The reasons need to be identified and addressed.

3850: The general plan update process is too rushed to be relevant. Most cities do not expect its citizens to drop everything to respond to the general plan update process. I have other priorities to respond to and this is the first chance I've had to thoughtfully respond to this questionnaire and I consider it reasonable to take 30 days to respond. The City deserves to be sued for neglecting the general plan update so woefully! I could not attend this meeting because of previous commitments. I would hope a better advertised meeting date will be scheduled so more people could attend.

3852: Nothing was mentioned about schools! That is my #1 concern. To crowded in G section. Nowhere for kids to eat and no auditorium or multi-purpose room!

3855: I hope the City planning committee does not get "bought" by major developers such as Condiotti and Coddling. Already it appears the City is in bed with them both. Let Condiotti concentrate on destroying Vacaville and Fairfield instead of our community.

3857: If 101 is expanded we will also need more commuter parking. We feel that R.P. has grown too much in the last couple of years. Soon we will be just another stop along a freeway that is one giant mass of condos, apartments, shopping centers all the way from S.F. Please slow down and even end housing expansion in R.P.

3858: Outstanding job, so far.

3860: The City of R.P. needs to keep updating its general plan. The City needs a full time fire department.

3863: I feel we need to evaluate the police/fire set-up. I think we've outgrown the ability to effectively address individual situations. Where are our priorities? We have parks and a performing arts center...but what about the safety of our families?

3866: The recycling program is great, however I find that the City employees, trash collectors and recycling collectors should treat the garbage cans and collection baskets with care! If they are going to throw them around why give them to us.

3869: The parks in our City are pleasant but they have little "natural" value. I feel it's important to have community nature centers in parks. This would mean a different type of park is needed, one geared to observation and interaction with nature than organized recreation.

3875: We need a professional full time fire department not dual public safety officers. Both police and fire science are too complex for one officer to be competent in both. We need a police department that responds to needs and calls for service of citizens. In 4 years they have come 9 time in 19 calls - even L.A. with 3 million people comes to every call!!!

3876: 101 must be widened ASAP and commuter rail is an excellent idea.

3877: The City Council is the developers pocket and has sold out. More open space. City priorities are messed. Traffic (101) major concern.

3879: No more development. It lowers the quality of life. The original R.P. plan was not to over develop it - pool, park, school per 200-250 houses. Let's keep it that way. Improve the bike paths along the creeks and inform public that jogging in dark areas along the creeks increases chances of getting mugged.

3884: We had better look at the junior and senior high school situation. Also the number of gangs that have started in the last year. They are becoming a problem and will only get worse. Drug enforcement had better take a hard look at this!

3885: Thanks for doing this questionnaire.

3887: Slow growth. Take care of what is here already. Do what is possible to keep housing affordable. Keep it from becoming another "South Bay." Don't push out agricultural land.

3890: R.P. is a clean, well cared for and well planned City. It is convenient to get around and nothing takes more than 10 minutes by car to get to. Let's not ruin this by rampant, unplanned and too much growth. The best thing about R.P. is a park in every neighborhood. We do not need a central large park to attract crowds and pollution. The Community Center complex is great.

3894: Where is downtown R.P. anyway?

3895: The City should implement an urgent program for collecting motor oil waste and other polluting substances for neighborhoods! It should provide its citizens with a free disposal facility.

3901: As confident and hardworking as our safety officers are, I don't feel our police and fire department are adequate for a City this size or size that R.P. will eventually be.

3903: I think in #36 & 37 we should have a disaster plan for both because people aren't educated enough on toxic waste or earthquakes. My husband and myself are highly educated on disasters and disaster plans.

3904: I am very concerned about the reckless development near Sonoma State, which totally disregards the presence of a major state institution and its needs, for small shops and low budget housing for example. R.P.'s size last week was the best size. Though I'm an "interested bystander" on the commute issue, I believe rail transit is by far the most cost effective means of transportation; and buses are better than more freeway lanes. Too many sports facilities already at public expense. Who's responsible for that atrocious and garish neon monument at Red Lion? What is this Tijuana north?

3905: The R.P. City schools should offer after school childcare and assist with childcare for low income working parents. The City must address the needs of these latchkey children!

3906: Many mini markets (video stores, haircuts, delis, cleaners, liquor stores) are not needed in R.P. Name one place where a family can shop for clothes - Ross? K-Mart? How about a Macy's, Emporium, Nordstrom's around Red Lion area. Please! Your loosing all your business to S.R. and Petaluma.

3907: Everywhere I look there is new construction. Part of the charm of R.P., which has none to spare, is the open space interspersed with the improved property. Why not leave open space open? We already have enough places to shop, too many video stores, etc.

3908: The City people in power should be ashamed of themselves. They are overpaid and do exactly as they please without concern or regard for its citizens. Our schools are a disgrace. Our kids are on drugs and we have no rehabilitation. Our police have to be firemen as well as trying to uphold the law. For the last 18 years that I have lived here I have not felt the City Council or the school board or the police chief really cares at all about its constituency.

3909: R.P. is a nice, well managed City in a beautiful part of northern California. If growth continues much more though, we'll ruin that which makes it beautiful. I don't even like to see San Jose on newscasts, and I make it a point to drive around it when I'm down that way. Some people think R.P. will eventually sprawl out like that monster of a garbage pit.

3910: Things are nice here. Let's work to keep appearances from becoming run down and shoddy.

3917: I was raised here and now as an adult cannot afford to buy a house here. My husband I are middle income (\$40,000/yr.). We are considering moving to another part of the U.S. where we can afford to buy a home although we would prefer to stay here. All our family is in R.P. There are gangs in the park and I don't feel they have been safe for kids for many years.

3918: R.P. does not need to be another Santa Rosa! Slow down our growth! This is a nice City now! Keep the greenbelt we have now. R.P. offers no night life. Encourage nightclubs and other such businesses to R.P. If a large park is approved it would be nice to have private equestrian facilities for rides and other things. A place for skateboards, rollerskates and other kids activities.

3919: We need more reasons for people to come to R.P. More upscale shopping, dining and recreational areas. Make R.P. an enjoyable place to live by building higher quality tennis courts with bright lights (lower them 20 ft. and they'd be brighter). Quality, quality, quality.

Traffic lights cycle times are too slow! Speed limits should be at least 40 mph on the R.P. Expressway and one should be able to make a right turn out of the Safeway parking lot onto the Expressway!

3921: R.P. has been an excellent City in which to raise a family. I feel the use of radar by law enforcement is an unnecessary expense in a town this size.

3923: City should allow small locally owned businesses to thrive in R.P.

3924: I feel R.P. is too small for a homeless shelter. We feel we've got plenty now (bike paths/walkways). Planning has done a great job.

3925: We think the B park should be cleaned up more of the trouble makers, drug users and late night parties. The police should be more aware of the problem. But all and all we really happy and grateful for a fine City!

3931: The City needs to limit itself. It should accept its planned limits and not try to expand once those are reached.

3933: Don't become another Santa Rosa. Let them have the motels and gas stations, stores. Get off the dime and build the swim complex! Keep the City "above average" with business and service industry, not "average" with light industrials.

3934: U.S. 101 having 3 lanes each direction (north/south) will not be sufficient in near future or possibly now due to growth rate in area. Maybe something can be improved on Petaluma Hill Road to help traffic, i.e., additional lanes. Build with the thought of the future in mind. Think ahead. Too many projects (roads, highways, etc.) only solve an immediate problem, and not always that, when they should think to the future problem.

3936: I feel planned growth is the main issue. Growth which exceeds waste management capabilities is completely irresponsible. The growth I see in the Windsor area worries me. I don't want to see R.P. take on the same growth stance as Windsor has adopted. I am a 5th generation Sonoma County resident. I love this County. Don't screw it up!

3937: We really like the well system R.P. has. Allows for great yards and longer showers.

3938: We like living here very much. As a property owner and hope we have a good and long true relationship. Try to be good community member and neighbor. Thanks for your support.

3940: I think the City leaders are doing a fine job in developing the City.

3948: Re: new information regarding electrical wires and safety - see article. Older sections of town should have lines placed underground. It would also improve appearance of neighborhoods.

3952: Update the City's master plan. Just because Hugh Coddington and Jimmy Rogers represent big money doesn't mean the City should act like its in either of those men's back pockets. It always seems like whatever they want they get. No one ever challenges them or do they really own R.P. and the Board of Supervisors? Get a real fire department! A very important homeowner concern - more so than adding on to the community center or building another City Hall!

3956: Too many homes are being built! Traffic is getting bad!

3957: If this means rail service to S.F. it would be great.

3958: Something as important and far reaching as a general plan should not be rushed. Certain Council members seem to exhibit an unusual amount of zeal and egotism when discussing certain development projects. Stop worrying about trivial things like zip codes, the size of names on maps or if R.P. is "second fiddle" to Santa Rosa. Let ultimate boundaries remain ultimate boundaries. I'd like to see more Councilmembers like Dave Eck. Hopkins should resign!

3959: I thought the County general plan established green belts? Politicians and developers and real estate people in R.P. should not be allowed to keep annexing more of the open space around R.P. Future sewer hookups shouldn't be given out now to powerful developers. We need a paid fire department, a limit on growth, preservation of agricultural land around the City and a City Council that doesn't favor growth and development at the expense of the suburban style of life that we enjoy in R.P.

3960: Thank you for sending this to me.

3961: City should plan on one or two more mobile home parks that are PUD and in which resident owns the land. This will help remove the monopoly nature of existing parks.

3962: Remove wrecked and abandoned vehicles.

3965: Extremely clean and well maintained streets and town.

3970: Our neighborhood is extremely noisy at night. The railroad should not go by later than 9:00 p.m. More speed limit enforcement should be attained along the small roadways (i.e., Country Club Drive).

3971: I chose #28 as the most important statement not because I intend to use the recycle program (I've recycled for years), but because it is an extremely vital issue everywhere. After what I saw around me during the recent water shortage, I do believe that people should have to be forced to conserve. I know that's a strong statement but there are far too many people who won't care otherwise, until it's too late! Statement #3 is connected to this issue: we're running out of resources, and uncontrolled growth is to blame. I care very much for R.P. I'm glad to see this survey. It's a key reason why I like this town so much.

3974: All in all you have a handle on running the town of R.P. By planning ahead and considering everyone while you do so I commend you for this. Please continue your efforts thinking ecology minded and keeping our town clean and safe.

3976: I believe the City in general is performing well. More light industry is needed to employ R.P. residents. The parks and recreational facilities are excellent planning!

3981: Build the indoor swimming pool soon! Make a large group campground for youth groups, etc., which could also serve as "greenbelt." We need jobs here so that residents don't have to commute to other areas. We need controlled growth and low cost housing so our children can afford to live here if they want to do so. Any commuter rail service should go around town rather than through residential area dividing the community. Continue getting public feedback after general plan is created.

3982: Prefer population to be under 40,000. Would like to see separate police and fire departments. There needs to be better communication with the residents regarding proposed projects, in the areas close to the construction, i.e., Roberts Lake Road. You could send information to the residents before committing to a project, just as you are doing now, so we have a chance to express our concern. The billboards and large lighted signs in our City are ugly. Fast food outlets and cheap motels are too numerous. We need to attract more quality establishments to upgrade our image.

3984: R.P. is becoming too large and ugly.

3987: Rent control - I suffered a 20% increase in 2 years!

3989: Earlier volleyball times (and longer) at the R.P. Rec. Center. Wish to see women's basketball available at Rec. Center.

3994: When is Hugh Coddington going to get rid of the "eyesore" of the old drive-in theater screen and vehicles? Bet Santa Rosa is glad R.P. is his "Patton". What about the City Manager on that guy's bank board?

3996: Restrict excessive use of police and ambulances sirens at night.

3997: I strongly believe that statement #18 is important because there are so many families having a very hard time making it in this world. Rent is just so much now days. People with children live in one or two bedroom apartments with two or three children, maybe more.

3998: We need U.S. 101 to be widened badly. The future is up here north and we can't be driving bumper to bumper going and coming home from work. Before you know it we'll be leaving home at 3:30 a.m. just to start a 7:00 a.m. - 3:00 p.m. job which is only in San Rafael. The future of R.P. was planned very well but the highway wasn't. It sucks the big one.

3999: I hope you get a good response. Some of these proposals are borderline with what should be private concerns. The composer seems, by their wording, to be somewhat aware of that. The City should definitely seek greater local control in order to decentralize federal government controls. Thank you for putting out this canvass.

4000: The City should let the populace know what they are doing. Fait accomplis are frustrating, patronizing and arrogant. Go to the meetings? They put one to sleep? The entire Council mumbles (Mr. Callinan is the worst offender). Why don't we have an ombudsman

to tell City Hall what A or E or M section needs or wants. Combine sections with like needs or wants to reduce number of ombudsman. Re. #19 Doesn't this suggestion nullify the original idea of A section, B section, etc., parks, schools. This does not deal with your dilemma of the general plan. Sorry. Incidentally, the bottleneck at Cotati Oaks Hardware exit is especially horrendous.

4001: We need a large community arts building such as the Luther Burbank Center. The one being built is too small to be very useful. Have safer and better streets in R.P., i.e., finish widening Golf Course, correct that awful corner where Southwest and Commerce Blvd. meet.

4004: I live on Lancaster Drive - one of the biggest safety hazards in this area is reckless driving at and near the intersection of Myrtle and Lancaster, starting Friday afternoon. As for the community of R.P., it's a fine place to live.

4006: Many of these issues are important but not the City's business. You have no right to run peoples lives. Freedom is for everyone. I've lived here 16 years and never have witnessed this before!

4011: This is not a beautiful area that needs to be protected against growth such as Sonoma or Sebastopol yet I do not wish to see big City influences here in R.P. such as a BART system or skyscrapers. What I meant about is this area is beautiful such as the trees and mountains but this flat valley isn't used efficiently. There should be a bike trail leading from 101 to SSU.

4013: R.P. should get rid of the smell/odor during some evenings. Odors that smell like moldy wet clothing that has been around for weeks.

4017: I have lived in R.P. for just three years but already I have a feeling of being home, due to the great community spirit and feeling of warmth and friendship. I am especially grateful for the many wonderful parks and recreation facilities and hope the dedication to parks and recreation continues. Thanks.

4018: Should have a homeless shelter. Should convert apartments to condos. Should have housing to the middle class. Should widen US 101 north.

4019: Billing for water should be switched to usage - one fee for all encourages overusage and residents bear the cost of business usage.

4020: We would very much like to have Price Club in R.P. and other shopping so that the tax revenues goes to R.P. instead of Santa Rosa. Also, for the convenience of shopping in R.P.

4022: Rapid construction - growth too fast.

4023: We need easier access out of R.P. It would be a good idea to make a 1st rate Golf Course in R.P. It would attract people outside of the area. Also, it would beautify and point attention to R.P. The two courses in use are terribly maintained.

4025: I am in 100% agreement with the local Sierra Club chapter's position on the general plan.

4026: I think you have done a great job.

4028: R.P. needs expanded police and fire protection (partly due to growth). I appreciate receiving this survey as well as the yearly report brochure.

4030: Excessive noise from police cars on Expressway and Snyder Lane.

4033: We need a dire department separate from the police department!

4034: We have developed too many mini-malls already. They seem to be going vacant. Not to mention the eyesore of how they already look. Can't the City require them to look something appealing to the eye.

4035: Thanks for the opportunity to participate. I think the City is doing, and has done, a good job of planning. The new cultural arts center will be a great asset to R.P. I'm glad you are considering RV parking as they are a major eyesore in neighborhoods.

4036: R.P. is a great place. Let's balance homes, jobs, recreation and limit growth.

4040: R.P. should focus on the out of control rising drug problem before many of these questions can be answered; such as #18. Let's

be practical. Upscale housing? Great! Where are the jobs to afford this? Do at least 2 working people reside there? Children left unattended? Low income? The elderly? Or the welfare recipients waiting for the check to buy drugs?

4048: I would like R.P. to stay a family community. Building more houses and expanding the freeway will not only make it harder to get around because there will be an overcrowding of people. Please keep it limited. I love it the way it is.

4051: Public transit should be expanded and fares lowered to boost ridership. Public transit should also be viewed as a service not a profit making entity.

4052: To date one of the nicest planned communities I've lived in. Appreciate the parks and general appearance. Getting crowded - try to promote traffic on Petaluma Hill Road and Stony Point as opposed to limiting growth. Promote a higher percentage of single family homes. Too many condos now. City Council should refrain from implementing any additional restrictions on its citizens; think about easing some in the areas of stored cars, etc., when with private property boundaries.

4057: Law enforcement in R.P. is unsatisfactory in the area of public safety. Traffic signals, signs and speed limits are completely and routinely ignored in the presence of our public safety officers and nothing is done. If any of my children are ever hurt by one of these reckless drivers the police will have to deal with me killing the SOB responsible.

4059: You can't limit growth! Only will you make daily life more difficult by trying to do so. Better to plan for growth so growth is graceful. Household toxic waste is very important and should be dealt with. Non-polluting industry would be great for this area!

4063: Paid full time fire department not public safety.

4073: We need more English speaking people to own stores. Not camel herders. I've seen this town go down to a level that is unacceptable to us who were raised here.

4074: R.P. Stadium should be returned to baseball use and a softball complex should be built on land west of US 101.

4075: If we continue with abated growth we will diminish the quality of our life. Controlled commercial growth will bring us much more people, endless homes to the foothills.

4080: Turn apartments to condo. Residents not drifters. No low cost housing. Always ends up a ghetto. Need some place to dump toxics so no more oil goes into our creek Hinebaugh. Leave greenbelt not developed to keep smog down. We really need a large park for recreation.

4083: Limit population. Eliminate pollution. Improve the schools - not listed.

4087: As far as noise goes, it is the chronic fire alarm in Benecia Park that gets me. At all hours of the day and night. There must be a nicer way.

4089: Bike path paint worn off from Northbay Aquatics past Las Parillas up Southwest Blvd. I was almost killed! Bike path - creek (Enterprise to John Reed) is filthy. Lots of trash on path. Vandalism to our cars next to path 3 times last year. Lots of children cross the street from bike/foot path (from Enterprise to John Reed) where paths ends - no crosswalk.

4091: This questionnaire should have been mailed to every registered voter - not just households. As you can see this didn't get to me directly and on time for the big meeting.

4092: R.P. needs a hospital, and perhaps we will get qualified doctors we need. Our City is quite lacking in good doctors and overall medical care. R.P. is a nice area to live in. Let's be careful not to overpopulate.

4095: 101 is a mess. I commute to San Rafael, my husband to north Santa Rosa. We would like to see the highway expanded to at least 6 lanes. If growth continues at the rate it has, it will take 2 hours to get to work and back instead of the 1 hour I'm currently driving. Sonoma needs help! One more thing, I've lived in R.P. for 3-1/2 years, drive around town frequently and rarely see patrol cars. Just how many police offers do we have? Obviously not very many.

4096: R.P. is the result of careful and thoughtful planning in the 60's and 70's. The City Council should be cautious and not stampeding into destroying this in the 90's.



APPENDIX III

**PLANNING COMMISSION GENERAL
PLAN MEETING**

November 13, 1989

The Rohnert Park Planning Commission held a public meeting regarding the General Plan on November 13, 1989. Notice of the meeting was published in the Clarion and invitations were sent to 99 individuals. The meeting began at 7:30 p.m. and was held at City Hall, 6750 Commerce Boulevard. One hundred and eleven people attended the meeting.

The Planning Commission Chairperson opened the meeting. The meeting began with brief introductory remarks. In that this meeting was held prior to publication of the Draft General Plan, members of the public spoke on any subject. A limit of five minutes was placed on each speaker but this limit never had to be enforced. Those that wanted to speak a second time had to wait until everyone had a chance to speak once. The meeting continued until no one had anything further to say.

Those that spoke discussed a broad array of issues. Topics discussed included the eventual population of the City, the pace of growth, the need for more commercial and industrial development, the need for affordable housing, the needs of the homeless, the necessity of thinking regionally, the preservation of open space and greenbelts, improving the quality of commercial development, the height of the proposed civic center, votes on annexations, municipal revenues, wastewater treatment capacity, traffic problems, solid waste disposal, and the planning process.

ROHNERT PARK PLANNING COMMISSION
GENERAL PLAN PUBLIC MEETING
MONDAY, NOVEMBER 13, 1989

The meeting was called to order at 7:35 p.m. by Chairperson Vida Jones. Planning Commissioners Mullins, Hirson, Hamilton and Davis were all present as was Planning Director Paul Skanchy and Assistant to the City Manager Carl Leivo.

The pledge of allegiance was led by Commissioner Hirson.

Chairperson Jones opened the meeting announcing the format and the introduction and presentation by Carl Leivo and the distribution of the surveys conducted at the Town Meeting held Sunday, October 29, 1989. Members of the audience wishing to speak were asked to write their name and address on a 3x5 card and submit it to the recording secretary. Those wishing to speak were asked to confine their comments to a limit of 5 minutes and address the issues related to the General Plan.

Chairperson Jones stated the intent of the meeting was to get the resident's input into the first draft of the revised General Plan.

Carl Leivo, Assistant to the City Manager, addressed the audience and reviewed the questionnaire that was sent out to 13,000 residents of the city. He stated we have received 3,850 replies and we have compiled the results of 2,200 of the surveys. In summary, Mr. Leivo stated the residents were in favor of controlled growth, supported the additional traffic lanes on U.S. 101, widening of Rohnert Park Expressway bridge at U.S. 101, and with regards to housing (upscale or low-income), so far the consensus has been roughly even and strong support for solid waste disposal and greenbelts around the city.

Chairperson Jones asked the audience members to speak by row number.

Barbara Mackenzie, 1536 Gladstone

Ms. Mackenzie stated she was concerned that the questionnaire did not have a choice for keeping the population of RP at its present amount of 30 - 40,000 the first choices given were 50 - 60,000.

Henry Bills, 1161 San Antonio

Stated he was in favor of limited growth and would like to see a hospital in RP and maybe the city could subsidize part of it; he also stated he was in favor of more commercial development to create more jobs. He stated he was against urban sprawl and the construction of more single family tract homes.

Ray McKenzie, 7729 Montero Drive

Mr. McKenzie stated if a person doesn't want any growth he should not live next to another person and should go out and live by themselves. I am pro-growth.

Herbert Ray, 1383 Middlebrook Way

Stated he was unhappy with people outside of Rohnert Park making decisions for the residents of RP and we should be able to decide our own future without outside interference.

Chairperson Jones at this time had to ask the audience to refrain from comments and applause.

Dawna Gallagher, 7342 Rasmussen Way

Expressed her concerns for the lack of affordable housing and cited the need to earn \$70,000 a year in order to be able to buy a home in RP. She also expressed concern of non-existent facilities for the homeless and stated she worked with the homeless. She also stated she was disappointed about the Price Club withdrawing and wanted a balance of development and green areas and open space and that Rohnert Park was not an island on to itself and had to think more regionally to plan the city.

Chip Worthington, 8080 Mitchell Avenue

Expressed his content with the accessibility of city staff. Stated he would like to see more businesses and perhaps even a convention center, a non-profit business park to employ more of our young people, encouragement of more private and state colleges and universities and was in favor of growth in a balanced and prudent manner.

Flo Gresty, 4507 Fairway Drive

Stated she was confused about the rapid growth issue in Rohnert Park and compared it with the growth in Petaluma. She was concerned as to where the children would live and said there are no homes under \$180,000 and was against the postage size lots now being developed.

Henry Arian, 4567 Harbor Lane

Stated he was in favor of growth, commercial development and more greenbelt areas. Mr. Arian was upset over the lack of a quality shopping area and stated the shopping here was "schlockey" and now we want to bring in more schlock.

Jim R. Angelo, 5785 Dolores Drive

Stated he was not a member of the Sierra Club but did have some concerns as to who is evaluating and developing the General Plan. He is concerned that it be a concise plan and contain limited growth. He was concerned about the future of the city and the prospects of building a 7 story Civic Center building, as Mayor Cochran has proposed, and felt high rises have no place in RP.

J. B. Thomas, 4405 Hamlet Court

Stated he was from Baskin, New Jersey which was comparable to RP and they were under court order to get some high density development and after it was approved they were handed a bill for the sewerage system that was in the millions. I am concerned if we are reaching any City Council members, it seems all they care

about is the Price Club. He stated that once an area is developed, it is impossible to undevelop it.

Whitey Stratton, 375 Holly Avenue

Stated the court has ruled our General Plan is out of date and should be brought up-to-date but not overnight. The questions on the survey were cooked and could have been better questions. We could use a dose of democracy and the next time annexation issues come up, let the people vote for it.

Bruce Smith, 4501 Heath Circle

Stated he moved here 7 years ago because of affordable housing. He stated the aggregate of social and cultural conditions make this environment our community and I find it difficult to accept political adventurism provided by environmental vigilantes imposed on us. Without growth we would not survive. The people who shaped RP are just as much conservationists as those who have sued us. We need the input of groups like this who do not have any ulterior motives. He was in favor of controlled growth, light industry and the maintenance of the rural atmosphere.

Frank Gilman, 85 Alma Avenue

Expressed concern over the loss of tax revenues by the withdrawal of the Price Club and advised the Planning Commission to tell the Sierra Club to get the hell out of town. Stated he has been in 3 wars.

George Geister, 5715 Davis Circle

Complimented the City Planners on the recreational facilities and other amenities the city offers. Stated if we had stopped the growth years ago, 90% of these people would not be here today and where would we be without growth.

Jim Manion, 439 Ava Avenue

Stated he agreed with George Geister and was pro-growth and was upset that outsiders, a small minority, was-trying to control the growth of RP.

Jerry Kohler, 371 Bonnie Court

Stated the Sierra Club did not hold a town meeting, they just arbitrarily sued us and now we have to up date our general plan. We don't have to build a new general plan, the judge didn't say that. The issue is not growth but commercial development, jobs and stores. He advised the PC to get on with this update so we can get on with our lives and then start planning for the next 30 years to the year 2020 so we can have a future like we have today. We say thanks to the Sierra Club, but we think we can handle it from here so please go home and to Mr. Harvey Bell, if you want to do something for RP, come and join us in the process and leave your lawsuits at home.

Mike Gragg, Brenda Way

Stated he had never attended a PC or CC meeting before because he felt the city was doing a good job. Expressed his concern as to why the situation with the General Plan had to get to this point (a lawsuit) before it was updated. He stated he moved out of the South Bay area because of the smog and houses on top of one another and one town meshing into another and hopes to never see that situation in Sonoma County and we need some unity for rational growth.

Scott Ahrens, 5101 Hacienda Court

Stated he was pro-growth and stated we need the leadership to deal with the sewer problem and traffic. He stated we need a mass transit system and hopes the General Plan will be updated periodically so that we will not again be faced with this problem.

Lee Neuerburg, 7621 Beverly Drive

Expressed her content for the services provided by the city and appreciation to city staff in her many dealings with them and resented the Sierra Club's interfering with the city. Stated she was at a survey regarding 101 traffic problems and the majority of the people there who wanted to close the door here have only lived here 1 - 3 years.

Rhonda Shawner, 7592 Beverly Drive

Stated she and her husband were both raised in RP and had moved to a rural area of Petaluma and found they didn't like all the open space after all. They are now working full time and need affordable housing. They would like to remain living here and raise their own children here but they cannot afford it and stated the issue of affordable housing should get a lot more concern.

Ron Neuerburg, 7621 Beverly Drive

Stated they had moved here in 1968 and if they had foreseen the skyrocketing value of land then maybe they should have bought more of the land and shut down the growth but didn't feel that would be right and quoted a bumper sticker he had seen stating "Sierra Club take a hike."

Kevin Otten, 328 Allan Avenue

Stated he was not opposed to growth but what he has seen since 1976 is an explosion of growth and he was not sure that this meeting would even be taking place if it were not for the Sierra Club lawsuit and he didn't think that taking an honest look at the growth of the community and the validity of the general plan was all that bad for RP. He stated he felt that housing prices would not get cheaper and that adding more lanes to U.S. 101 will just add more traffic and development and that mass transit is the answer. He also expressed concern over the waste disposal dump and the sewer issue. He stated he would like to see more of these type meetings take place and not just because of a lawsuit.

Bambi Dennett, 5349 Daniel Drive

Stated she had moved out to a wide open area and didn't like it. We need more shopping areas, I like to shop and spend money and I want to keep my money in RP.

Rick Dennett, 5349 Daniel Drive

Stated when he was a 13 year old here there was nothing to do and now his 13 year old daughter has lots to do. We should have more jobs, restaurants, and shops and put a stop to our tax dollars going out of our community.

Harvey Bell, 700 Lindsay Avenue

Stated everyone is entitled to their own opinion. Felt the town meeting and this meeting is a real good start. If it were not for the Sierra Club lawsuit, we would not now have a general plan in process that will be up-to-date and not 16 years out of date. What we need is more public education of the issues. Stated we needed to hire a Professional Planner as a consultant and hold neighborhood meetings stating that 200+ residents was not representative of a community of 33,000 people. He also stated concern in the speedy process citing that Petaluma, Santa Rosa, etc. had taken 2-3 years in the process. Mr. Bell indicated a chart he had posted outlining the required guidelines to complete a general plan and stated a Professional Planner, who is not biased, could educate the people. He also stated we should have 2-3 alternative plans and set up a Citizens Advisory Committee with representatives from the different groups in the city. Mr. Bell stated he was strongly in favor of keeping the agricultural land and stated he had lived in Orange County and Santa Clara County where you cannot breathe the air and there is no separation of cities. Mr. Bell complimented Carl Leivo as to his procedures.

Jay Todd, 961 Santa Cruz Way

Mr. Todd referred to the maps on the walls in the Council Chambers and stated we have the same roads we had in 1974-1975 and things are beginning to get backed up, like the intersection of Commerce and

Audrey Shawn

Stated she moved to this town when it was just a town and now it is a city and thinks the city has done a wonderful job.

Beth Robertson, 4722 Fairway Drive

Stated she moved here from L.A. because her family wanted something better. Expressed concern over the preservation of our green belts and the need for more jobs and shops and affordable housing and the need for balanced growth.

Clifton Buck-Kauffman, 1039 Madrone Avenue, Cotati
Stated the town needs growth and progress, however, he stated that most people don't know that the Price Club was first going to be in Cotati, but as soon as they got a better deal, they moved on, so that should tell you what type of people you are dealing with at the Price Club.

Thomas J. Gallagher, 7342 Rasmussen Way
Stated that everyone who is concerned about the General Plan have been given the opportunity to become involved and only the people who care would bother coming to these meetings and it is not because they didn't get the information, its because they don't care.

John Giertz, 455 Alta Avenue
Stated that the city has done a good job. Our General Plan is a document that allows zoning and the developers have not gone over-board and I don't appreciate the Sierra Club dictating to the policy of the city.

David Rostov, 39 Walnut Circle
Stated if we were to have to listen to 33,000 people talk about the general plan, it would take 17 years to get a general plan and I don't want to wait that long.

Mary Watman (did not fill out card)
Expressed her appreciation to the city staff and stated that if you have a problem in RP you can go to the CC or PC and always be listened to.

Chairperson Jones adjourned the meeting for a recess at 9:15 p.m.

Meeting called back to order at 9:25 p.m.

Jake Mackenzie, 1536 Gladstone Way
Stated there was a beam of misconception regarding supporting our participation with Concerned Citizens of RP and the general plan issues. I am involved with Harvey Bell and we do in fact live in this city and I do not see myself as an environmental vigilante. It is the law that the general plan be up to date and that the EIR's be completed properly. We do not expect a 100% turn out but there was an enormous response to the survey without any inducements and this indicates a concerned community. The survey indicates that controlled growth is something that a lot of citizens are interested in and we never said that we wanted growth to stop; rather that it proceed in a legal manner following the laws of the State.

James M. Clark, 80 Walnut Circle
Stated he was in favor of the neighborhood meetings and felt they should be carried out as there are many people who never show up for meetings in the Council Chambers.

#36 did not fill out card or give name at the podium
Stated he was opposed to Harvey Bell and the Sierra Club and whatever they did was a negative and it caused the business community to suffer a negative. I don't have to go to Law School to elect city officials. The PC has done a heck of a job and I am against neighborhood meetings and they are a negative. Already growth has been slowed down and there is no such thing as standing still with inflation the way it is, more people, more growth, more needs and no credence to slowing the growth.

Jerry Pollard

Stated he was offended that the inclination was made that our CC and PC is too ignorant to do an adequate General Plan and we need to hire outside professionals. Even though I don't always agree with Paul Skanchy, he is a professional and Carl Leivo is like a breath of fresh air. If the Sierra Club had not initiated this problem, I would be home watching the football game. I think we should sue the Sierra Club and have them all appear here and disrupt their lives.

Patricia Costello, 430 Santa Barbara Drive

Expressed her concern regarding the lack of affordable housing in RP and the probability of her children not being able to afford to live here. She also complimented Harvey Bell for getting a survey started with phenomenal results that would probably never have happened. She stated the people of RP care about their city and we need to be concerned about the balance of growth or we could lose the lifestyle we came to RP for; we have an environment that works and unless we plan well for it, it will be gone. We don't have unlimited resources and some of this planning has to be regional in nature. She also cited the recent polluted skys over Sonoma County as a sign of the future. These meetings are an excellent idea.

Suzanne Shriver, 7333 Cornell Avenue

Stated the need for an upscale center comprised of restaurants and shops as a place to go after attending the Cultural Arts functions.

Ray McKenzie, 7729 Montero Drive

I am a builder and if I have a house that doesn't sell this year, I can sell it next year for twice the price. It looks like in RP that only the rich will be able to live here like in Marin and stopping growth will just push the poor people out. We are not against the city updating its general plan.

Dawna Gallagher, 7342 Rasmussen Way

Stated she was for controlled and well-managed growth. If we can put a man on the moon we can solve our water and sewer problems. More time is not always more efficient and we should get the general plan done as soon as possible and then start to work on a 30 year plan. Again, expressed her concern for the homeless situation.

Barbara Mackenzie, 1536 Gladstone

Stated she keeps hearing the comment that no one is worried about RP and if that is so why was there such a response to the questionnaire and asked when is enough enough. We need controlled growth and asked why would we go into debt to build an auditorium.

Jim Thomas (did not fill out a card or give an address)

Stated that in the last 5 years there has been an explosion of building in RP and none of this brought anything to affordable housing so more building is not the answer.

Chairperson Jones asked if anyone else wished to speak. When no one replied, the meeting was adjourned until Wednesday, November 15, 1989 at 7:30 p.m. in the Council Chambers.

Meeting adjourned at 9:58 p.m.

Chairperson Jones

Recording Secretary

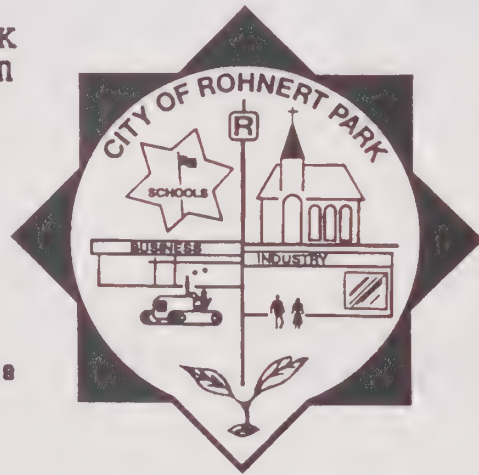
★ ★ GENERAL PLAN MEETING ★ ★

For the members of the public, especially those who were unable to attend the Town Meeting on October 29, the Rohnert Park Planning Commission will conduct a General Plan Meeting on Monday, November 13, 1989, and Wednesday, November 15, 1989, at 7:30 p.m. in the City Council Chambers at 6750 Commerce Boulevard.

The purpose of the meetings is to provide opportunity for public input on how Rohnert Park should grow in the future, to be incorporated in the General Plan.

1989 ROHNERT PARK GENERAL PLAN MEETING

MONDAY,
NOV. 13
WEDNESDAY,
NOV. 15
7:30 P.M.
CITY HALL
6750 Commerce
Boulevard
Council
Chambers



«DATA Address List»

November 10, 1989

«nameaddress»

Dear «lastname»:

LETTER WAS SENT TO TOWN MEETING PARTICIPANTS REGARDING
MONDAY, NOVEMBER 13, 1989, AND WEDNESDAY, NOVEMBER 15, 1989
GENERAL PLAN MEETINGS IN THE CITY COUNCIL CHAMBERS AT 7:30 P.M.

Sincerely,

Carl Eric Leivo
Assistant to the City Manager

CEL:dt

Norah Alford
101 Enterprise, #75
Rohnert Park, CA 94928

Jim Angelo
5785 Dolores
Rohnert Park, CA 94928

Henry Arian
4567 Harbor Lane
Rohnert Park, CA 94928

Marcelle Arian
4567 Harbor Lane
Rohnert Park, CA 94928

Evelyn R. Beauchamp
1117 Cielo Circle
Rohnert Park, CA 94928

Harvey Bell
700 Lindsay Avenue
Rohnert Park, CA 94928

Henry Bills
1161 San Antonio
Rohnert Park, CA 94928

Ray Biloplavek
815 Corti Aziel
Rohnert Park, CA 94928

Joseph Boyle
1372 Mattice Lane
Rohnert Park, CA 94928

Mrs. Raymond A. Brooks
P. O. Box 1173
Rohnert Park, CA 94927-1173

Janice Brown
4438 Hollingsworth Circle
Rohnert Park, CA 94928

Leff Brown
4438 Hollingsworth Circle
Rohnert Park, CA 94928

Brent Burrell
6189 San Mateo Court
Rohnert Park, CA 94928

Marion Burrell
6189 San Mateo Court
Rohnert Park, CA 94928

James Christian
1300 North Dutton, Suite 106
Santa Rosa, CA 95401

Frank M. Christmas
7380 Circle Drive
Rohnert Park, CA 94928

Dixie Conway
5680 Daniel Drive
Rohnert Park, CA 94928

Patricia M. Coskello
430 Santa Barbara Drive
Rohnert Park, CA 94928

Consuelo Couley
6179 San Bruno Court
Rohnert Park, CA 94928

Julia D'Addario-Ahrens
5101 Hacienda Court
Rohnert Park, CA 94928

Tim Danesi
6400 Meadow Pines Avenue
Rohnert Park, CA 94928

Betty Ferra
433 Ava Avenue
Rohnert Park, CA 94928

Tony Ferra
433 Ava Avenue
Rohnert Park, CA 94928

Richard Forrest
1339 Megan Place
Rohnert Park, CA 94928

Denny C. Freeman, DC
340 Raley's Towne Centre
Rohnert Park, CA 94928

Margaret Fuller
5730 Davis Circle
Rohnert Park, CA 94928

Thomas J. Gallagher
7342 Rasmussen Way
Rohnert Park, CA 94928

Sandra L. Geary
1422 Montana
Rohnert Park, CA 94928

Homer Goodwin
41 Yaurel Court
Rohnert Park, CA 94928

Pilar Goodwin
41 Yaurel Court
Rohnert Park, CA 94928

Mike Gragg
7408 Brenda Way
Rohnert Park, CA 94928

Alfred Haggerty
167 Fescue Way
Rohnert Park, CA 94928

Laura Hamilton
8025 Beverly Drive, #301
Rohnert Park, CA 94928

Craig Harrington
1936 Spring Street
Healdsburg, CA 95448

Ron Harris
333 Enterprise, #29
Rohnert Park, CA 94928

E. Heison
915 Dorine Avenue
Rohnert Park, CA 94928

Linda Henderson
1433 Magnolia Avenue
Rohnert Park, CA 94928

Molly Herman
4855 Synder Lane, Apt. 382
Rohnert Park, CA 94928

John Hoobler
7102 Adrian Drive
Rohnert Park, CA 94928

Marjorie Jean Hoobler
7102 Adrian Drive
Rohnert Park, CA 94928

George Horwedel
7669 Camino Colegio
Rohnert Park, CA 94928

Catherine Isett
1435 Muir Place
Rohnert Park, CA 94928

Rick Kaufman
1520 Holly Avenue
Rohnert Park, CA 94928

Mrs. W. B. Kery
4750 Country Club
Rohnert Park, CA 94928

Karl Kim
217 Fauna Avenue
Rohnert Park, CA 94928

Jerry Kohler
371 Bonnie Court
Rohnert Park, CA 94928

Lewis J. Kuehm
1406 Gregory Court
Rohnert Park, CA 94928

Joseph Louvar
912 Edna Court
Rohnert Park, CA 94928

Theresa J. Louvar
912 Edna Court
Rohnert Park, CA 94928

Alvin Reed Lyle
4536 Fairway Drive
Rohnert Park, CA 94928

Cathe Lynch
8201 Camino Colegio, #90
Rohnert Park, CA 94928

Barbara MacKenzie
1536 Gladstone Way
Rohnert Park, CA 94928

Jake MacKenzie
1536 Gladstone Way
Rohnert Park, CA 94928

Ed Maness
963 Ellen Court
Rohnert Park, CA 94928

Dave Mochel
4405 Hollingsworth
Rohnert Park, CA 94928

Linda Morand
5297 Eunice Street
Rohnert Park, CA 94928

Paul Morand
5297 Eunice Street
Rohnert Park, CA 94928

Edward O'Brien
1525 Holly Avenue 1
Rohnert Park, CA 94928

Marjorie O'Brien
1525 Holly Avenue 1
Rohnert Park, CA 94928

Charmaine Padilla
252 Fig Ct.
Rohnert Park, CA 94928

Linda R. Park
1265 Camino Coronado
Rohnert Park, CA 94928

Darryl Parkinson
1373 Parkway
Rohnert Park, CA 94928

Robert Powell
952 Hawthorne Circle
Rohnert Park, CA 94928

Karyn Pulley
6390 San Rafael Court
Rohnert Park, CA 94928

Monique Purkett
64 Francis Circle
Rohnert Park, CA 94928

S. Purkett
64 Francis Circle
Rohnert Park, CA 94928

Richard J. Radtke
6188 San Ramon Place
Rohnert Park, CA 94928

Herbert Ray
1383 Middlebrook Way
Rohnert Park, CA 94928

Reji Ray
1383 Middlebrook Way
Rohnert Park, CA 94928

James E. Redding
7147 Barbi Lane
Rohnert Park, CA 94928

Jimmie Rogers
101 Golf Course Drive
Rohnert Park, CA 94928

Joyce Rogers
101 Golf Course Drive
Rohnert Park, CA 94928

David Roston
39 Walnut Circle
Rohnert Park, CA 94928

Cecelia Russell
1550 Parkway Drive
Rohnert Park, CA 94928

Lon Russell
1550 Parkway Drive
Rohnert Park, CA 94928

Gene Schwarz
26 Freedom Place
Rohnert Park, CA 94928

Lisa Schwarz
26 Freedom Place
Rohnert Park, CA 94928

Calvin Scollon
101 Enterprise Drive, #142
Rohnert Park, CA 94928

Coralia Serafim
761 Lincoln Avenue
Rohnert Park, CA 94928

Suzanne Shriver
7333 Cornell Avenue
Rohnert Park, CA 94928

John Sime
2 Las Casitas Drive
Rohnert Park, CA 94928

Elizabeth Smalarz
1541 Genesis Court
Rohnert Park, CA 94928

Spring Songbird
1333 Gold Way
Rohnert Park, CA 94928

Monse Speer
699 Lincoln Avenue
Rohnert Park, CA 94928

Pam Stafford
5793 Dexter Circle
Rohnert Park, CA 94928

Tim Wright
P. O. Box 499
Cotati, CA 94931

Georgia Clark Stevens
101 Enterprise Drive #99
Rohnert Park, CA 94928

Jeanne Stratford
7789 Montero Drive
Rohnert Park, CA 94928

John R. Stratford
7789 Montero Drive
Rohnert Park, CA 94928

Kristin Swanson
7075 Adele Avenue
Rohnert Park, CA 94928

A. Scott Thimann
1481 Parkway Drive
Rohnert Park, CA 94928

Renée Thimann
1481 Parkway Drive
Rohnert Park, CA 94928

James B. Thomas
4405 Hamlet Court
Rohnert Park, CA 94928

James Thompson
4300 Gloria Court
Rohnert Park, CA 94928

Mrs. James Thompson
4300 Gloria Court
Rohnert Park, CA 94928

Helen M. Todd
961 Santa Cruz Way
Rohnert Park, CA 94928

Jay Todd
961 Santa Cruz Way
Rohnert Park, CA 94928

David Van Nuys
6189 San Bruno Court
Rohnert Park, CA 94928

Jerry Weiss
P. O. Box 7044
Cotati, CA 94931

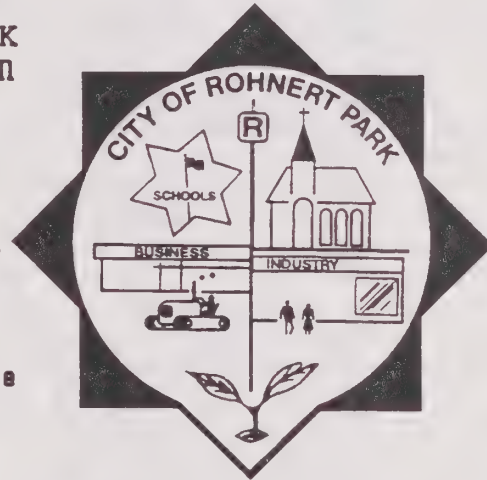
★ ★ GENERAL PLAN MEETING ★ ★

For the members of the public, especially those who were unable to attend the Town Meeting on October 29, the Rohnert Park Planning Commission will conduct a General Plan Meeting on Monday, November 13, 1989, and Wednesday, November 15, 1989, at 7:30 p.m. in the City Council Chambers at 6750 Commerce Boulevard.

The purpose of the meetings is to provide opportunity for public input on how Rohnert Park should grow in the future, to be incorporated in the General Plan.

1989 ROHNERT PARK GENERAL PLAN MEETING

MONDAY,
NOV. 13
WEDNESDAY,
NOV. 15
7:30 P.M.
CITY HALL
6750 Commerce
Boulevard
Council
Chambers



Sierra Club, RP pact may be near

Wednesday, November 1, 1989
Rohnert Park-Cotati Clarion

By JUD SNYDER

Signals from the Sierra Club and the city of Rohnert Park point to the strong possibility that an agreement has been reached between the two bodies that may keep them out of court.

Although their comments were carefully worded, attorneys Trent Orr for the Sierra Club and John Flitner for the city are not discounting the likelihood that both sides are diligently working to come to terms.

The club has obtained court orders blocking further construction in the 78 acres in the city's northwest corner and the building of a Price Club shopping center on Rohnert Park Expressway west of the freeway, charging that the city's General Plan and the environmental impact report for the shopping center area, both prepared in the mid-1970s, are woefully out-of-date.

A hearing was set for this morning in Superior Court Judge Laurence Sawyer's chambers to schedule arguments from both sides. But if attorneys for both sides say progress is being made without the intervention of the courts, these hearing dates may not be set and Sawyer will allow both sides to continue negotiations.

"I'm really not in a position to talk," said Orr Tuesday afternoon. "But I won't deny what the mayor said."

Orr was referring to comments Rohnert Park Mayor Charlie Cochran made Thursday afternoon following a meeting between both parties in Flitner's office. Cochran said a tentative verbal agreement had been reached and he was "very encouraged" that a settlement was near.

"It's only a verbal agreement and the attorneys are drawing up the (written) agreement now," said Cochran.

"If we need more time for negotiations we can ask for a delay (on future court hearings)," said Orr. "Nobody's signed anything. The suits have not been called off and I hope Mayor Cochran's optimism is justified. The judge (Sawyer) would be happy to put off court hearings and not clog the calendar."

Orr also said he advised his Sierra Club clients "to say nothing until a final agreement is approved."

"The politicians have to agree on this, not me," said Flitner. He indicated a tentative pact could be "finished up" today. "If they can solve it, the courts will be happy."

If any settlement is reached, Flitner will have to take it to the City Council for approval.

"I assume it will be something to start discussions going and could lead, hopefully, to an ultimate

See PACT, Page 2

PACT

From Page 1

agreement," added Flitner.

Harvey Bell, who filed suit along with the Sierra Club against the city, said, "They could have reached an agreement in concept but the specifics haven't been ironed out. I'd be real surprised if they had a response for the judge before Wednesday's hearing."

"The last time I talked with Flitner he indicated they were still drafting something up," said City Manager Pete Callinan.

Ideas abound at meeting on General Plan update

By JUD SNYDER

The sun was shining in a crisp blue sky, the 49ers were sacking quarterback Ken O'Brien and the New York Jets on television, but despite these diverse attractions, about 130 Rohnert Park residents clumped down on hard folding chairs inside the Community Center on Sunday afternoon and tackled the city's General Plan.

The "Town Meeting" scheduled to update the plan became a brainstorming session with a wild assortment of ideas about the city's future dutifully noted down on large, white pads with City Hall staffers wielding the big felt-tipped pens.

It was planned that way. Out of the hundreds of suggestions that came from the 11 tables with 10 or 12 citizens per table, a distillation of the most mentioned items will eventually find their way into an updated plan, officials say. So will the major items from the 13,000 citizen surveys mailed out last week.

The format of the meeting was put together by Carl Leivo, assistant to the city manager.

"I'm pleased," said Leivo Sunday afternoon. "We have lots of good ideas.

"We tried to focus on planning issues but we really had no restrictions." Leivo said he's received about 1,000 returns from the sur-

veys and "we're just starting to pore over them." They'll be entered into a computer along with a summary of Sunday's ideas to provide a cross-section of citizen sentiments about the city's future.

All five City Council members were present but they merely served as observers and did not take part in the process. Four of the five planning commissioners were also present.

Councilman Dave Eck said it was an "outstanding meeting. This is a pro-active method where the people speak first and the staff listens. When City Hall does drafts and then asks for comment, it becomes a re-active process. I know some of the things said here will end up in the General Plan."

Planning Commission Chairwoman Vida Jones said, "All these people brought ideas. It's maximum public input and I think it's wonderful. I hope they'll continue to come out. I'd like to see full rooms at commission and council meetings when we hold public hearings."

The Sierra Club lawsuits against the city's General Plan and allegedly outdated environmental reports for the northwest section came up for discussion near the tail end of the meeting, but little light was shed on this subject. Rohnert Park resident Harvey Bell, who joined with the Sierra Club in filing suits,

was a participant in the meeting.

"It went very well and Carl (Leivo) did a good job in planning this," said Bell. "In terms of group dynamics, it worked. It's not easy for people to give up a Sunday afternoon and come here. It showed they cared about the city's future.

"Now we have a list of pressing concerns," added Bell. "Most of them people could predict. Setting a population limit was on nearly all the lists and every group mentioned preservation of open space and agricultural lands and a greenbelt between cities."

Bell also noted people talked about the General Plan update process itself. "They don't like the three-month, rush-rush timetable the city's using, but this seemed to fall on deaf ears. They also wanted the next step to be neighborhood meetings."

City Manager Pete Callinan said, "Carl did an outstanding job on this. It was well organized."

Participants were handed a five-page "What Is a General Plan?" summation when they entered the center's multi-use room. The summation was written by Paul Stutrud, an ally of Bell and the Sierra Club. It also included a membership application for their organization, Concerned Citizens for Rohnert Park. The city had short forms for participants to fill out when they

See PLAN, Page 2

PLAN

From Page 1

entered. It asked a few questions about their ideas for the city's future and provided spaces to list names and addresses.

About 80 forms were turned in and were counted by Callinan who discovered that all but four or five were Rohnert Park residents. It was predicted by Councilman Warren Hopkins last month that out-of-towners would outnumber local citizens at any General Plan public meetings.

Some of the ideas mentioned during the brainstorming session, some of which contradict each other, included:

Limiting the number of future fast-food franchise restaurants, adding more child-care centers, and adding — or in some suggestions, limiting — shopping centers and large retail stores;

Allowing larger lots for homes,

preserving the "small-town" flavor, creating more affordable housing, rejuvenating older neighborhoods, putting a moratorium on growth and keeping open space as "buffer zones";

Widening the Expressway over Highway 101 and adding more bike paths;

Splitting the Department of

Public Safety into separate police and fire departments;

Creating an ombudsman position for each section to deal with City Hall;

Allowing ownership of the land as well as the homes by mobile home park residents;

And asking the City Council to

be more responsive.

The most-often mentioned item with various descriptive phrases put to use, concerned growth control and keeping the area rural.

The next steps are public hearings before the Planning Commission and City Council the next two months.



Rohnert Park Finance Director Mike Harrow listens attentively to a suggestion on updating the city's General Plan at the Sunday afternoon 'Town Meeting.' He was one of a dozen City Hall staffers who wrote down comments from the nearly 130 participants in the Community Center's multi-use room.

OPINION



" I WANT TO KNOW... "

OK, we've had our 'Town Meeting' on Rohnert Park's General Plan. What's next?

As the song by the Carpenters goes, "We've Only Just Begun." Sunday afternoon's session laid down the groundwork for not only "updating" the General Plan but for what looks like a total overhaul of the document that's been kicking around for almost 17 years on various shelves in City Hall. The next job belongs to city personnel who are now collating, sorting, digesting and distilling the hundreds of suggestions, ideas, gripes and requests into a computer list. This list will be incorporated into the rough draft of a new General Plan update which will then be trotted out for display and comment at public hearings before the Planning Commission and the City Council.

There'll be a bunch of hearings in the next 60 days, once the rough draft is typed up and made ready for the copying machine. There has been no hard decision on the dates and times. Some say public hearings should be held on regular commission and council meeting nights. Other say special meetings should be held elsewhere than City Hall. Assistant to the City Manager Carl Leivo made a tentative schedule for the latter method that included mostly Monday and Wednesday evenings in the Community Center. It appears any public hearings won't be

held until at least the last week in November.

The results of the "Town Meeting" plus the community survey mailed out to 13,000 homes will be combined, as soon as a good majority of the survey forms are mailed back to City Hall. (They were late on this project because the truck carrying 26,000 survey and return envelopes to Rohnert Park got caught in earthquake confusion in San Francisco and was delayed a week.)

It's expected that these public hearings, which will run into January 1990 and maybe longer, will change the contours and polish up the exterior of the plan worked out by city planners based on responses from Sunday's meeting and the mailed-out community survey. There are no word restrictions or page-number limitations on the final document, but no city wants a grossly distended or excessively inflated plan that intimidates anyone seeking guidelines from it.

The role of the people now is to play watchdog and make sure the key items most requested at Sunday's meeting or in the mail survey remain intact within the plan during the public hearings.



OVERHEARD

by Jud Snyder

6 Wednesday, November 1, 1989
Rohnert Park-Cotati Clarion

Under the skin they're all the same

DID YOU EVER READ SOME WORDS in a book or magazine that fairly leaped off the page because they had relevance to your own life or surroundings? A couple of paragraphs in the second part of a two-part series by Tony Hiss in the August 28, 1989 issue of the New Yorker magazine did this for me. His articles are about the environment. With all the whoop-te-doo swirling about growth management, Rohnert Park's General Plan, town meetings, Sierra Club lawsuits, EIR shortcomings, sewer capacity and traffic problems, I figured someone else's viewpoint on environmental issues might provide a few nuggets of knowledge that're lacking in my shallow box of deepthink pebbles. Indeed they did.

HISS SAYS A "BOTH/AND" SENSE ABOUT landscapes, i.e., "places can change within an overall context of continuity," is gradually replacing the "either/or" sense of landscapes. "Western Europeans and Americans have been carrying around with them as part of their mental baggage a deeply felt and despairing assumption that progress demands degraded surroundings." He added, this "belief" about "deteriorated landscapes and debased communities and bad smells and hideous noises are simply a given — something we all have to live with." In other words, progress in the old meaning was either/or, but the thinking's getting closer to both/and.

EXAGGERATED EXAMPLES OF THIS either/or mindset are rampant today in Sonoma County. "Either stop growth now or we'll become Santa Clara Valley North," say the extremists on one side. The other side says, "We've got to build houses and factories for jobs and more roads because you can't stop growth by passing laws." The rising tide of both/and sentiments, by contrast, is saying, "Hey, wait a minute! Let's figure out ways to have BOTH your viewpoint AND ours. There must be a way to work it out."

WORKING TO FIND A WAY IS WHAT'S underway now. Peel away the defensive layer of skin that forms the surface of any Sierra Club member, developer/builder or City Council member, and you'll find a remarkable similarity underneath. They all put on their lederhosen, wool gabardine slacks, Gloria Vanderbilt jeans or polyester blend trousers one leg at a time. It's not a competition for dominance. It

just seems that way because of defensive postures that have to be adopted. And of course, the media tends to look at it this way since verbal gunfire from the trenches is what makes news because it's the most visible (and audible). All participants are struggling to get out of their either/or bag into the both/and barrel. It isn't easy.

THERE WAS EVIDENCE OF THE OLD WAY OF thinking at Sunday's town meeting in the Community Center. Ideas tossed out included no more growth, limit the population, more open space, better roads, bigger lots for homes, more stores and shopping centers, another lane on the freeway, more light industry for local jobs and affordable housing. Some of these cancel out the others. The consensus was participants would like to have it both ways. See? There's that word "both" again. That's the goal all sides will have to be taking aim at for there is literally no other direction. To have it all one way or all the other is not only impossible, it would be fatal.

WORKING ALL THIS OUT WILL BE A time-consuming process over many years with a string of compromises on all sides tying the package together. It'll be a game of give and take.

WHAT TONY HISS SEES IS A "regional approach" to the landscape. He says certain "essential human activities, including both learning and healing, can be enhanced when they take place in a setting that offers people countryside connections in addition to the support systems already in place." He mentions a UNESCO study on children in different countries: No matter whether they're from cities or rural areas, "the hunger for trees is outspoken and seemingly universal." He cites another report that says, "Part of being a responsible adult is having a sense of responsibility for the environment."

IN THE MIDST OF ALL THIS HURLY-BURLY about general plans and the future of the cities and the county, the ultimate goal tends to get smothered under a soggy blanket of rhetoric. Some might say Sunday's citizen meeting simply added to the cacophony. But it didn't. It's an attempt to get the both/and process working. A blizzard of ideas were written down with absolute sincerity by all who participated, no matter what "side" of the fence they happened to be on. Out of all this workable both/and formula should emerge.

Price Club backs out

But Coddling trying to lure other retailers here

By JUD SNYDER

The Price Club sent a letter dated Oct. 30 to Coddling Enterprises officially "terminating" an agreement to build a discount retail store on 27½ acres west of K Mart.

But Price Club attorney Joe Satz in San Diego said, "The contracts could be re-instated at any time." Price Club might have slammed the door but apparently it's open a

crack just in case.

"No future negotiations are planned," said Satz. "That's all I can say at this time."

"I was really surprised," said Hugh Coddling, president of Coddling Enterprises. "They have such a fantastic deal out there." He was referring to the land planned for a regional center with Price Club as the anchor.

Coddling isn't wasting any time to find a replacement. Today he's in Chico talking with representatives from Fred Meyers Co., shopping center developers based in Portland, Ore.

"They want an 187,000-square-foot building which is about the size of The Emporium in Coddlingtown," said Coddling. "And people from Walmart have made a

proposal for 100,000 square feet. We're also talking to others, like Food 4 Less and Montgomery Ward."

Coddling Vice President Bob Barbor said, "If the cloud gets lifted we could start talking again (with Price Club) and resurrect the deal. But terms and attitudes could be changed."

See STORE, Page 2

2 Friday, November 3, 1989
Rohnert Park-Cotati Clarion

STORE

From Page 1

Barbor cited the money Price Club has already spent on the Rohnert Park Expressway site including "in-house engineering and site and title research." He also mentioned the "high level of interest" from other companies who've looked at the 27 acres.

The "cloud" Barbor mentioned was not dispelled at a Wednesday morning hearing in the courtroom of Superior Court Judge Laurence Sawyer. He put off until Nov. 7 arguments from both sides concerning the temporary restraining order now in effect.

Trent Orr, lawyer for the Sierra Club which gained approval from Sawyer for the restraining order,

said "no meetings have been scheduled" with Coddling lawyer Bill Smith or Rohnert Park City Attorney John Flitner. It was Smith who requested the Sierra Club put up a \$3.3 million bond, which is the price of the 27 acres.

"It's not right for one individual to screw up the Coddling company," said Smith in Sawyer's court. He was referring to Rohnert Park resident Harvey Bell who joined with the Sierra Club in filing suit. "One malcontent can overrule the Planning Commission and the elected City Council," said Smith. "This property has been zoned this way for 25 years."

"They (Sierra Club and Bell) don't care about the Price Club but they're holding them hostage. Basically, it (Price Club) can be torpedoed by a group with nothing at

stake."

But Sawyer declined to rule on any \$3.3 million bond possibility. "I don't have time to take up that matter now," he said.

Rohnert Park Mayor Charlie Cochran said Thursday that he's received a proposal from the Sierra Club but "it's not acceptable. We'll make a counter-offer."

"Basically, Pete Callinan (city manager) and I give John (Flitner) the terms. We have communications open."

"They're doing two things adverse to the public interest," said Cochran. "They're forcing us to go to the fast track to update our General Plan within 120 days, and we're also losing valuable, valuable sales tax revenue. They're not helping to achieve a solution."

Decision delayed on Sierra Club suit

By JUD SNYDER

A decision will be made by Superior Court Judge Laurence Sawyer in "the next few days" about the temporary restraining orders issued against the Price Club and further development in Rohnert Park's northwest corner.

A 90-minute session was held in Sawyer's courtroom Tuesday morning with a lawyer from the Sierra Club, which initiated the growth lawsuit, and lawyers from the city of Rohnert Park, Coddling Enterprises and developers Jimmie Rogers and Dr. Don Davis.

Sawyer also delayed making a decision on granting Coddling attorney William Smith's request for the Sierra Club to post a \$3.3 million bond, the price developer Hugh Coddling was to receive for the land from the

Price Club store, to be paid if the environmental group loses its lawsuit.

Until Sawyer returns with his written opinion, all parties are on hold. The Price Club has already backed out of the Rohnert Park Expressway site west of K Mart and construction work on a second motel and service station west of the freeway near the Wilfred Avenue overpass has been delayed. The injunctions did not affect work on the second phase of Red Lion Plaza, the Roberts Lake Road parallel to the freeway on the east side or a motel on the west side.

"The city has a belief it can rely on documents prepared in the early 1970s," said Sawyer in his opening comments. "There's no question it (the General Plan) is out of date and needs to be updated and the city was advised of this a year ago by Mr. Flitner (John

Flitner, Rohnert Park city attorney).

"The court cannot make decisions on projects based on a General Plan that is not in compliance with state laws," Sawyer added. "Circumstances have changed since the early 1970s; so has the law."

Sawyer indicated the city must come up with some sort of an environmental impact study before "approving the Price Club or any other project. A full EIR might not be necessary, but some sort of environmental review is needed."

"It's commendable that the city is updating its General Plan, but there are deficiencies in the antiquated environmental report on the area where the Price Club is planned that haven't been addressed," said Sawyer.

Flitner cited other court decisions that held an entire

General Plan "need not be invalidated because of inadequate elements within it. Being old does not necessarily mean being outdated."

"It's over-broad to stop approvals of building projects in Rohnert Park," argued Flitner. "For someone to come in here and say 'this has got to stop' is too late. In past years the Sierra Club didn't say a word."

Flitner also noted that the Cofego EIR of 1974, which was drawn up for the land the Price Club later had dibs on, was "found adequate by Judge Murphy. The area's been zoned commercial when it was in the county in 1964 and when the city annexed it in 1974."

"We request that the court order the city to update its General Plan, allow no rezonings or annexations during this process, and allow reasonable develop-

See LAWSUIT, Page 2

LAWSUIT

From Page 1

ment," said Flitner.

Smith said, "An outdated General Plan need not shut down an entire city. The Price Club's unquestionably consistent with the General Plan and can be approved while the city updates it."

"There have been no substantial changes in that area since the EIR of 1974," continued Smith. "There's no evidence that a further environmental review is needed."

'We've been labeled as "extremists" or "radicals." But it's not extreme or radical to want a city to comply with state laws.'

Sierra Club attorney
Trent Orr

Smith mentioned Del Davis, the author of the Cofego EIR, who did "an uncannily correct prediction" on the city's future population. "He did an EIR that projected ahead to 1995 and the record since then is



Photo: Bob Brown

Untouched by the lawsuit: A 110-room motel at Golf Course and Redwood drives developed by Jimmie Rogers. Approval of the project came before the Sierra Club sought and received a temporary injunction against further development.

with it until Trent Orr and the Sierra Club."

Sierra Club attorney Trent Orr said the Cofego EIR "was wrong" in some of its projections. "People who do EIRs can make the worst-case scenario and then can say years later, 'We can build out and up because we didn't reach the EIR projections of 15 years ago.'"

"But in no way can projects be found to be consistent with an invalid General Plan," said Orr. "The city of Rohnert Park didn't even do a negative declaration on the Price Club or any kind of environmental review."

"This case turns on laws, on California Environmental Quality Act guidelines and environmental impact laws. I find it odd that an EIR prepared 15 years ago is adequate today."

Attorney Clay Clement, representing Davis and Rogers, said the projects in the city's northwest corner are "consistent with the General Plan. The area failed as a residential area." Clement argued for the same decision Flitner sought: update the General Plan, allow no rezonings or annexations in the meantime and lift the injunctions and restraining orders.

"Cities and counties are updating and going through their general plans all the time, but they don't shut down the cities and counties while doing so," Clement argued.

"We're talking about getting the legal requirements in place," said Orr in rebuttal. "We've been labeled as 'extremists' or 'radicals.'"



Photo: Bob Brown

Halted by the lawsuit: The Price Club store on land west of K Mart owned by developer and businessman Hugh Coddling. The membership store chain pulled its plans from the city last week citing the legal troubles between the Sierra Club and the city.

But it's not extreme or radical to want a city to comply with state laws."

Smith pointed out that the Sierra Club didn't oppose K Mart, Coddling Bank of Rohnert Park "or any other project out there. A common-sense solution would be to order an update of the General Plan. There's no reason to halt the

Price Club project. The EIR may be old but there's nothing in it to say it's wrong," he said.

Also at Tuesday's hearing were City Manager Pete Callinan and Mayor Charlie Cochran. Very few had any public comments after the session, but Orr did say he was "encouraged by Judge Sawyer's comments."

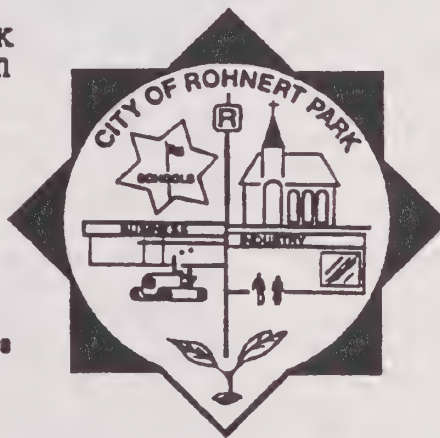
★ ★ GENERAL PLAN MEETING ★ ★

For the members of the public, especially those who were unable to attend the Town Meeting on October 29, the Rohnert Park Planning Commission will conduct a General Plan Meeting on Monday, November 13, 1989, and Wednesday, November 15, 1989, at 7:30 p.m. in the City Council Chambers at 6750 Commerce Boulevard.

The purpose of the meetings is to provide opportunity for public input on how Rohnert Park should grow in the future, to be incorporated in the General Plan.

1989
ROHNERT PARK
GENERAL PLAN
MEETING

MONDAY,
NOV. 13
WEDNESDAY,
NOV. 15
7:30 P.M.
CITY HALL
6750 Commerce
Boulevard
Council
Chambers



EDITORIAL—

Price Club bows out

The Sierra Club's lawsuit against the city of Rohnert Park became a costly one last week. The Price Club, scheduled to open a new store here next year, backed out of its commitment to a 27-acre shopping center in northwest Rohnert Park. Along with the Price Club goes an estimated \$600,000 in annual business sales taxes.

City fathers had worked hard to bring Price Club to Rohnert Park. They bent over backwards to give the retail giant special tax considerations. When citizens objected to the city's lobbying effort, Hugh Coddling stepped in and offered the land in question for a song. When Price Club agreed to the terms, Rohnert Park city officials could see their sales-tax base growing from one of the county's weakest to one of its strongest virtually overnight.

But not so fast. The Sierra Club, represented by local resident Harvey Bell, filed suit against the city claiming Rohnert Park has an inadequate General Plan. Superior Court Judge Laurence Sawyer saw enough fire in the smoke to issue a temporary restraining order against development in the city's northwest section. While the city now plays hurry-up to update an admittedly old (1973) General Plan, the Sierra Club lawsuit languishes in the halls of justice.

Amidst this paralysis, the Price Club announced it would have to back out of its Rohnert Park commitment. And city fathers are livid that what they consider to be a frivolous lawsuit filed by "outsiders" should stop one of the city's most promising commercial development.

Out of this, two thoughts emerge:

One is that Judge Sawyer should grant Coddling attorney William Smith's request that the Sierra Club post a \$3.3 million bond to be paid should the Sierra Club lose its suit to the city. While the city's General Plan may be old, it has not yet been proven inadequate. Moreover, the land in question has been zoned for commercial development for two decades. If the Sierra Club suit proves to be frivolous, the Sierra Club should pay.

A second thought centers on the Price Club's quick decision to abandon Rohnert Park. From its earliest attempts to woo the big retailer to town, city officials have given far more than they asked for the privilege of having a Price Club here. We recognize that the Price Club has made a "business" decision to back out of its commitment.

But it's troubling that the Price Club had no loyalty to the community which worked so hard to give it the best possible business arrangement for a hopefully long and lucrative future. It's something our city fathers might remember when the current dust clears and the northwest corner is once again open for business.

—Bill Haigwood

GUEST COLUMN

by James Harberson and Tim Smith

Board will protect agriculture lands

Recently The Rohnert Park-Cotati Clarion editorialized against the opening up of agricultural lands to rural residential development. From the editorial it appeared The Clarion was concerned lands would be changed from agricultural to rural residential.

We can assure you that this is not the case. The Board of Supervisors rejected that option during the recent General Plan hearings.

There is no plan to convert agricultural land to rural residential or to increase densities. During the General Plan hearings the Board of Supervisors made a strong commitment to agriculture including agricultural uses on land zoned rural residential. Additional protection for agricultural operations, including those on rural residential parcels, has been proposed.

Consequently the Board of Supervisors is promising a new zoning category of agricultural residential (AR). This proposed AR zoning will provide additional agricultural protection for those rural residential land use parcels which have agricultural operations.

No new parcels are created as a result of this proposed zoning change. Indeed, it is hoped that the zoning designation will enhance agricultural operations in the area.

There are serious questions regarding this proposed zoning district which need full public discussion. Such issues as setbacks, commercial use of land, number of animals per acre, minimum lot size and traffic must be discussed during the public hearing process.

Rest assured that the land use designation will not change. The Board of Supervisors has no plans to even consider change of agricultural land to rural residential. Nor does the board have plans to increase the density in either agricultural or rural residential land.

When the proposed AR zoning is finally provided it is our hope it will enhance the agricultural operations of this county. There is and continues to be a growing market for the specialty fruit and vegetable markets, organic foods and such products as pumpkins and Christmas trees. Operations of this type are ideally suited for small parcels which currently exist. It is our hope we will be able to offer them additional protection.

Thank you for your interest.

Harberson is Second District supervisor and Smith is Third District supervisor.

LETTERS

Wednesday, November 8, 1989
Rohnert Park-Cotati Clarion

OFFENDED BY SIERRA CLUB

Editor:

As a resident of Rohnert Park for 13 years I am offended by the methods of the Sierra Club. Updating the General Plan is important and needs to be done, but what makes the Sierra Club think they are speaking for the residents of this community? How do they think that stopping businesses and light industry is helping our city? It seems like political blackmail for them to think that they should be in control of what happens to our community. They bring suit against our city and then expect our tax dollars to pay their legal fees. This doesn't make sense to me.

I attended the General Plan meeting held at the Community Center. Most of the people there agreed that growth management

was important, but few could say that this city has not been doing just that. All the improvements that people wanted to see here would cost money. Where is this money supposed to come from if we are scaring away good, solid businesses that will only improve our tax base and allow us to make these improvements?

We can be realistic or we can be like one person at the General Plan meeting who suggested that we can achieve zero population growth and eliminate all our problems by "sterilizing all females at birth."

Pam Stafford
Rohnert Park



" I WANT TO KNOW... "

**Rohnert Park had a meeting Oct. 29 on the General Plan, I know, but are there any more meetings?
Not all of us could make the Sunday afternoon one.**

Two more are scheduled and there'll be even more coming up in the next few weeks. The next two are Monday, Nov. 13, and Wednesday, Nov. 15, in City Hall council chambers beginning at 7:30 each night.

City Council members say they want to get as much "citizen input" as possible into the process of updating the General Plan and the best way to do it is with "Town Hall" meetings like the two next week and with the survey mailed out to residents last month. By the way, response from the mailed-out survey has been excellent so far, and if you haven't filled out your questionnaire and mailed it back (the city pays the postage), do it, because the deadline is now.

More than 120 citizens were at the Oct. 29 meeting on updating the General Plan. They don't expect this many either Monday or Wednesday night, but both nights together could equal another 100 or so citizen voices added to the cross-section of opinions on the city's fu-

ture. These two meetings will be coordinated by City Hall personnel and the only subject to be discussed will be the General Plan. They've been deliberately scheduled on nights the City Council or Planning Commission doesn't meet so the focus each night will be just on one subject.

The tentative schedule of future meetings drawn up by Carl Leivo, assistant to the city manager, also calls for meetings Nov. 20 and 22, Monday and Wednesday nights; then Monday, Wednesday and Thursday nights, Nov. 27, 29 and 30. Penciled in are meetings Dec. 4, 6, 8, 11, 13, 14 and 18.

These dates could be changed, depending on council decisions, conflict with other meetings, or probable competition from seasonal holiday business. But the Monday and Wednesday meetings next week are all set.

Friday, November 10, 1989
Rohnert Park-Cotati Clarion

RP council to hear several updates

By JUD SNYDER

It will be one "update" after another Tuesday night when Rohnert Park's City Council meets in City Hall. Council members are juggling quite a few major items this time of the year including some that are making headlines. Tuesday's public meeting is scheduled for a 7:20 p.m. start after a closed-door executive session that begins at 7.

Assistant City Manager Carl Leivo will provide an update on General Plan updates, telling the council

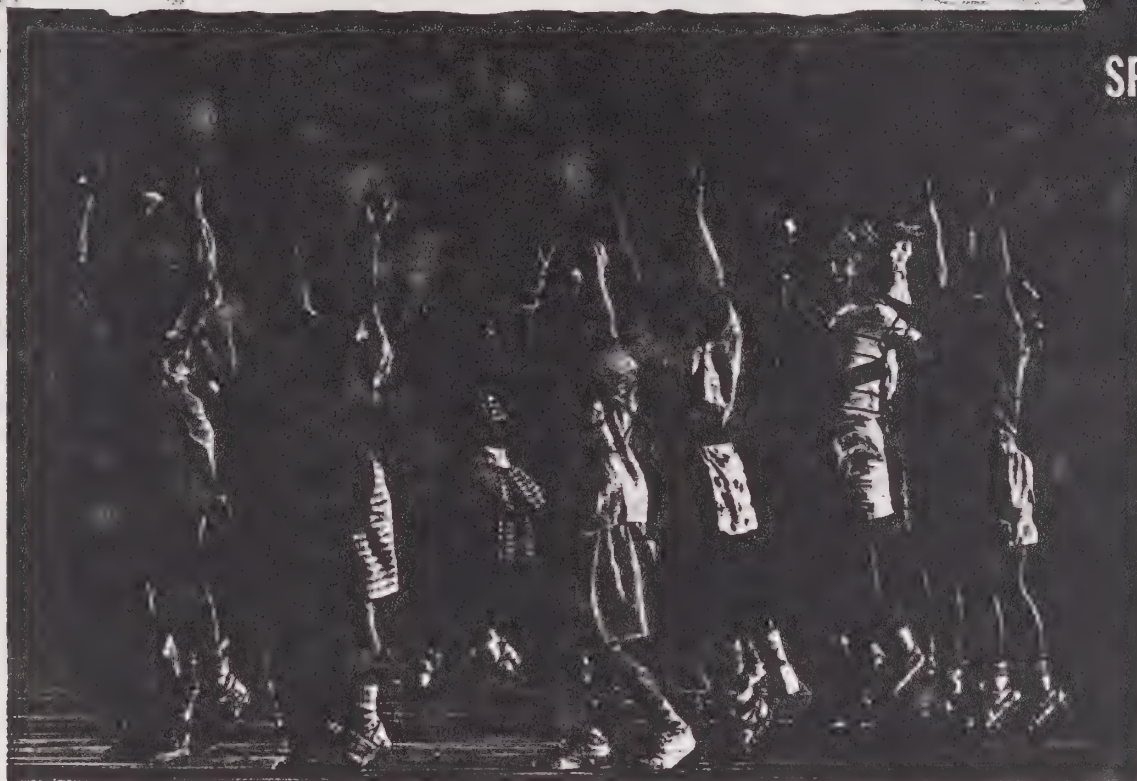
results of the Oct. 29 "Town Meeting" and future public meetings centered about the plan. In a related item, City Attorney John Flitner will update the council on the possible court decisions concerning lawsuits filed by the Sierra Club which have stopped progress on the Price Club's plans to build on a Rohnert Park Expressway site formerly owned by Coddling Enterprises and halted construction in the city's northwest corner.

See UPDATES, Page 2

UPDATES

From Page 1

Superior Court Judge Laurence Sawyer is expected to hand down a decision in a few days about a temporary restraining order now in force.



A Florida judge recently ruled that a major portion of the schoolyard at Sandpiper Shores Elementary School in Boca Raton was off-limits to the children because of overhead power lines nearby.

RADIATION ALERT

Another environmental health threat is causing a stir across the country. It is the threat of low-level electromagnetic radiation given off by power lines, electric blankets and computer terminals. In this special report award-winning environmental reporter Paul Brodeur, who has covered such hazards as asbestos and ozone-depletion for *The New Yorker* magazine for more than 20 years, explains the latest findings on electromagnetic radiation. Past experience with asbestos and chemicals, including DDT and Alar, shows that Government regulations usually lag far behind the scientific discovery and early warning of major environmental health hazards. That's why all of us, particularly parents, need to be informed about chronic sources of low-level electromagnetic radiation and to take sensible steps to protect ourselves and our children from unnecessary exposure.

Thomas Graves/The Palm Beach Post

*What you need
to know about
power lines,
computer
terminals,
electric blankets*

By Paul Brodeur

6

ack in 1974 Nancy Wertheimer, Ph.D., a 47-year-old scientist in Boulder, Colorado, decided to investigate why children develop leukemia, the most common form of cancer among children. Wertheimer is an epidemiologist—someone who studies the occurrence of diseases among human populations. She began her investigation by driving through residential neighborhoods in and around Denver, visiting the homes of childhood victims of leukemia to see if she could find some clue.

Wertheimer soon noticed that an unusual number of childhood leukemia victims lived in either the first or second house closest to an electrical transformer—those black or gray cylinders that are mounted on power poles. Transformers are used to step down, or reduce, the high voltage carried by primary electrical distribution wires to the low voltage that is required to operate household lights and appliances. When voltage is reduced, the strength of electric current—a flow of charged particles accompanied by electric and magnetic fields—is increased. The current is then carried into homes on secondary wires.

Upon making inquiries, Wertheimer learned that when electric current is increased, stronger magnetic fields are created. Magnetic fields are invisible lines of force that can penetrate anything that happens to stand in their way, including the human body.

Using a gaussmeter, a device that measures magnetic-field strength, Wertheimer discovered that the fields were much stronger near the two houses closest to the first span of the secondary wire leading from a pole-mounted transformer than they were in the vicinity of the third house and all subsequent dwellings being served by that transformer. (See illustration at right.)

Over the next several years Wertheimer studied the homes of 344 children in the Denver area who had died of cancer of any kind, and compared these homes with those that had been lived in by 344 Denver children who had not developed cancer. She found that children who lived in homes near overhead electrical wires carrying high current died of

Paul Brodeur is a longtime staff writer at "The New Yorker" magazine and the author of the forthcoming book "Currents of Death: Power Lines, Computer Terminals, and the Attempt to Cover Up Their Threat to Your Health" (Simon & Schuster).

cancer at twice the rate as children living in homes near low-current wiring.

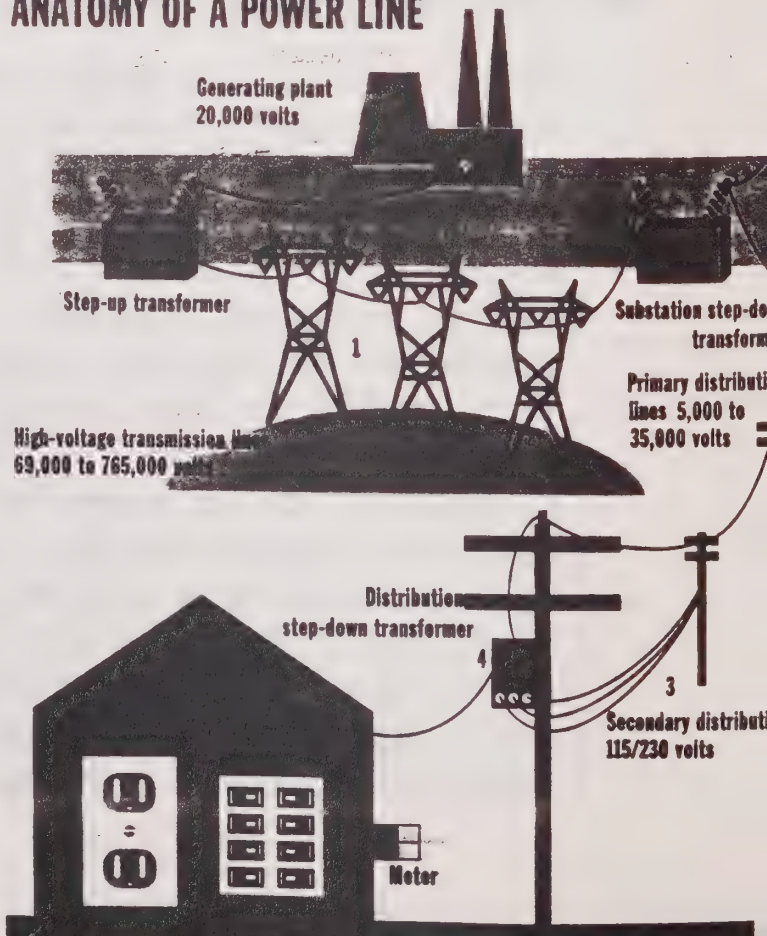
In March 1979 Wertheimer and physicist Ed Leeper, Ph.D., published this ominous finding in the *American Journal of Epidemiology*, one of the foremost epidemiological journals in the world. They wrote that power lines "are taken for granted and generally assumed to be harmless," but that this assumption had "never been adequately tested." Their article noted that certain household appliances—hair dryers, toasters and electric drills—can also produce strong magnetic fields. They pointed out, however, that unlike the magnetic fields given off by power lines, the fields from most household appliances fall off sharply with distance from the appliance. In addition, appliances tend to be used sporadically and therefore do not constitute sources of chronic, or continuous, magnetic-field exposure. (Two notable exceptions are electric blankets and dial-face, plug-in electric clocks.)

Wertheimer and Leeper went on to suggest that magnetic fields might be promoting the development of cancer in children by hindering the ability of the body's immune system to ward off the disease.

Most members of the medical and scientific community not only failed to appreciate Wertheimer and Leeper's disturbing findings,

Electric power travels to a typical home (below) from a generating plant via transmission and distribution lines. Magnetic fields can be strong in houses close to: 1) high-voltage transmission lines; 2) thick, primary distribution wires carrying high current from power substations; and 3) secondary distribution wires coming from 4) a single pole-mounted transformer and carrying current for more than half a dozen dwellings.

ANATOMY OF A POWER LINE



FAMILY CIRCLE SPECIAL REPORT

but dismissed them out of hand. The electric utilities industry tried to discredit the two scientists' work. The utilities also claimed that

household appliances were more to blame for strong magnetic fields found inside the homes than electrical distribution wires.

In 1986 the association between high-current wires and childhood cancer was confirmed by a major study conducted under the auspices of the New York State Department of Health. This investigation reported that "prolonged exposure to low-level magnetic fields may increase the risk of developing cancer in children." Earlier, a similar finding was announced by scientists studying childhood cancer in Sweden.

By then some 15 investigations here and abroad showed that men whose occupations require them to work in electric or magnetic fields—such as electricians, electrical engineers and telephone and power linemen—die of leukemia and brain tumors at a much higher rate than those whose work does not expose them to such fields. In addition, scientific experiments indicated that weak electromagnetic fields could disrupt the delicate chemistry of human and animal cells and might thus act to promote the development of cancer.

Small wonder that in 1986 the director of the Experimental Biology Division of the Environmental Protection Agency (EPA) declared publicly that he would not buy a house next to a high-voltage transmission line because of the probable health risks involved in living there. Or that in 1985 a jury in Houston, Texas, found "clear and convincing evidence" of potential health hazards caused by placing a power line near some schools, and awarded damages against the company that had put it there, Houston Lighting & Power. Or that earlier this year a Florida judge came to the same conclusion and ordered children not to play in a Boca Raton schoolyard near overhead power lines. Or that a recent report issued by the U.S. Congress's Office of Technology Assessment suggests that it might be wise to look for ways to keep people out of the electromagnetic fields given off by power lines and other sources.

Javier Romero



VDT USERS AT RISK?

Because magnetic fields produced by a video display terminal are strongest within a foot or two of the unit, users should make sure to sit at least an arm's length—two and a half to three feet—from any VDT. No studies have yet been made of the possible association between VDT magnetic fields and the development of cancer, but in 1988 scientists announced that a study of 1,500 women found an increased risk of miscarriage for those who used VDT's for more than 20 hours per week compared to those who did not.

Meanwhile Nancy Wertheimer has continued her pioneering efforts by conducting a study showing that more miscarriages occur among women who use electric blankets and electrically heated waterbeds than among women who do not. Since electric blankets give off magnetic fields that are more than twice as strong as the power-line fields associated with childhood cancer, Wertheimer called for a study of the possible association between electric blankets and cancer. This step has not been taken.

Unfortunately, the magnetic-field hazard does not stop with power lines and electric blankets. Today across the nation there are 30 million computer terminals (often referred to as video display terminals, or VDT's) in offices, schools and homes. A VDT operates on the same principle as a television set: The image on the screen is produced by an electron beam generated in a cathode ray tube. During this process magnetic fields are given off by VDT's and TV sets. In fact, within a foot or two of a VDT or TV, these fields can often be as strong as, or even stronger than, the magnetic fields scientists found inside the homes in which an unusual number of children were dying of cancer.

No studies have yet been conducted of the possible association between VDT magnetic fields and the development of cancer. During the past 10 years, however, there have been alarming reports of miscarriages occurring

A study for the New York State Department of Health reported that "prolonged exposure to low-level magnetic fields may increase the risk of developing cancer in children."

FAMILY CIRCLE SPECIAL REPORT

among pregnant women who use VDT's—and of birth defects occurring in their offspring. In 1988 scientists at the Northern California Kaiser Permanente Medical Care Program announced that a study of 1,500 women had found "a significantly elevated risk of miscarriage for working women who reported using VDT's for more than 20 hours per week during the first trimester of pregnancy, compared to other working women who reported not using VDT's."

Additionally disturbing are the results of half a dozen scientific studies carried out by Swedish researchers. They have shown that magnetic fields similar to those emitted by VDT's cause more birth defects in the fetuses of exposed mice than in the fetuses of unexposed control animals. Magnetic fields have also been shown to be harmful to the development of chick embryos in experiments conducted simultaneously in six different laboratories in the United States, Sweden, Canada and Spain.

Is it any wonder that many Canadian companies allow pregnant women to transfer from VDT work? Or that the Swedish Telecommunications Administration has redesigned the VDT's used by its 3,500 directory-assistance operators in order to reduce their electromagnetic-field exposure? Or that in 1988 the Swedish government issued strict limits on magnetic-field emissions from VDT's?

Why have no similar preventive measures been undertaken in the United States? One reason is that computer manufacturers have lobbied long and hard before state legislatures and the Congress to prevent such measures from being enacted. Another is that many of the nation's leading newspapers, where VDT's are widely used by reporters and editors, have failed to inform their readers about the scientific studies here and abroad showing that VDT's may pose a health hazard.

How can you protect yourself and your children against magnetic fields while the various governmental agencies decide what to do about them? The long-term answer lies, as it did in the recent case of the cancer-producing chemical Alar (formerly used by the American apple industry), with public awareness and in-



UNSAFE BLANKETS

Since it has been found that more miscarriages occur among women who use electric blankets than among women who do not, it may be wise to discard electric blankets. A study of the possible association between electric blankets and cancer has yet to be done, but it is known that magnetic-field emissions from electric blankets are more than twice as strong as the power-line fields associated with childhood cancer.

sistence that preventive measures be enacted. In the meantime, people can help themselves in the following ways:

- Form neighborhood associations to insist that the magnetic fields given off by electrical distribution wires, as well as by high-voltage transmission lines, be measured by responsible local health officials. (Gaussmeters cost about \$300 and are easy to use.) If the magnetic fields are found to be high, pressure should be brought on the utilities either to reroute or bury the wires or to take other steps to reduce these fields.
- Discard electric blankets, and do not replace them until they have been redesigned to reduce magnetic-field emissions.
- Place dial-face, plug-in electric clocks at least three feet away from your bedside. Digital electric clocks should be kept at least a foot away from your bed.
- Write to computer manufacturers and insist that they redesign VDT's to reduce magnetic-field exposure. The major manufacturers are already marketing such machines in Scandinavia to conform to the Swedish government's 1988 guidelines.
- Make sure to sit at least an arm's length—two and a half to three feet—from any VDT.
- Teach children to sit at least three feet from the screen while watching television or playing video games.

During the past 10 years there have been alarming reports of miscarriages occurring among pregnant women who use VDT's—and of birth defects occurring in their offspring.



APPENDIX IV

**PLANNING COMMISSION GENERAL
PLAN MEETING**

November 15, 1989

The Rohnert Park Planning Commission held a second general public meeting regarding the General Plan on November 15, 1989. Notice of the meeting was published in the Clarion and invitations were sent to 99 individuals. The meeting began at 7:30 p.m. and was held at City Hall, 6750 Commerce Boulevard. Thirty six people attended the meeting.

The Planning Commission Chairperson opened the meeting. Preliminary results from the Citizen's Canvass were reviewed. The General Plan public participation process was generally discussed. The Planning Commission continued to listed to public comments regarding any subject. Those that spoke discussed the following issues: controlled growth rather than limited growth, citizen participation in the general plan process, increased job opportunities, the need for a teen center, public safety needs, development of additional bike paths, environmental toxins, traffic congestion, water supplies, low income housing, and growth at Sonoma State University.

ROHNERT PARK PLANNING COMMISSION
GENERAL PLAN PUBLIC MEETING
WEDNESDAY, NOVEMBER 15, 1989

The meeting was called to order at 7:36 p.m. by Chairperson Vida Jones. Planning Commissioner Hirson was present as was Planning Director Paul Skanchy and Assistant to the City Manager, Carl Leivo.

The pledge of allegiance was led by Commissioner Hirson.

Chairperson Jones made the motion to approve the Minutes of November 13, 1989, seconded by Commissioner Hirson as submitted.

Chairperson Jones opened the meeting announcing the format and the introduction and presentation by Carl Leivo and invited members of the audience to avail themselves of the printed material available from the survey on the front desk. Members of the audience wishing to speak were asked to write their names and address on a 3x5 card and submit it to the recording secretary.

Chairperson Jones stated the intent of the meeting was to incorporate the resident's input into the first draft of the revised General Plan.

Carl Leivo, Assistant to the City Manager, addressed the audience and reviewed the response to the questionnaire and stated that approximately 3,950 have been returned and 2,240 have been logged thus far. Mr. Leivo stated that the surveys indicated an interest in controlled growth and development; more services in retail/commercial; transportation improvements; more recreational facilities and a large community park; disposal of toxic wastes and more greenbelts. These are basically the same concerns that were heard at the Town Meeting held on October 29, 1989. Mr. Leivo stated that at this time we are trying to get people's ideas and comments for the first draft of the General Plan and the ideas and comments made tonight will be incorporated into our General Plan. City staff will be working over the weekend and then the draft general plan will be presented to the PC for their meeting after Thanksgiving and at that time people will again be given the opportunity to look at that document and make any changes they feel are necessary. The functions of the PC is to make their recommendations to the City Council. The PC intends to have meetings in December also. There will be plenty of opportunities to work on the draft and come up with any compromises.

Chairperson Jones advised the audience to present their comments to the PC so they can make their recommendations to the CC and they will be the ones who will adopt the General Plan. The audience members were asked to speak by row number.

James M. Clark, 80 Walnut Circle

Stated he wanted to change a comment he made earlier where he supported limited growth, he wanted to change that to "controlled" growth. I would like to see a 40,000 cap on the population by 1995. He stated he felt some unreasonable comments had been made and expressed his respect for Harvey Bell and stated if Pearl Harbor woke up the country, Harvey Bell woke up RP.

Mike Terwilliger, 1165 Santa Cruz Way

Stated that he moved to RP because of the clean air, open space and scenic beauty but feels accelerated growth in recent years has changed that dramatically and traffic congestion is just one of the most obvious signs. RP is at a critical juncture and the GP is the mechanism for a sound future. It has been 16 years since the last one was done and I think a concise report needs more than 3 months to complete and the residents need time to become educated about the issues. He cited the oncoming holidays as a deterrent to citizen participation and we should slow down the process for the benefit of us all.

Thomas Brenton Burrell, 6189 San Mateo Court

Stated he was here tonight to appeal to reason. He stated that at Monday's meeting he was sitting behind a group which in spite of Vida's comments, continued to boo and hiss speakers and whenever the name of the Sierra Club was mentioned, they became even louder and more obnoxious. I am a member of the Sierra Club and also a resident of RP and the SC has done a lot to protect the environment and if it had not been for the SC there would not be an updated GP. This issue has brought us closer together with our city officials and rather than creating a polarization of our residents, we should share our view points and I don't want to be rushed pell mell into a GP. As for the Price Club, I would much prefer a Bonwit-Teller or a Nordstrom.

Laura Hamilton, 8025 Beverly Drive #301

Stated she was happy to live in RP and moved here from Napa where there is not a sense of community and people to attend to their own business only. Wants to encourage a slower growth process and increase job opportunities.

Dave Mochel, 4405 Hollingsworth Circle

Stated that at the City Council meeting a few comments were made that he was concerned about and they were that anyone who was concerned about the GP had already spoken and felt that this was simply untrue and that the average person is not going to feel comfortable coming down here and they also had other time constraints that made it impossible to do so and I base my beliefs on the great response to the survey. He stated you can't sit back in city hall and wait for the people to come to you. If city hall persists with this time schedule, they will not receive support for the final document and the public officials will not have done their job to the best of their ability. The Mayor said we don't have time, only 120 days, however, the City Attorney

stated we have up to one years. I recommend you appoint a GP Advisory Committee and make committee appointments from different constituents and that the city provide funding for a professional advisor and the availability of city staff. Establish goals and time tables and after the draft has been submitted by the committee, open the public hearings again for the final plan and approval.

Marjorie O'Brien, 1525 Holly Avenue

Stated she felt that RP has not done such a bad job on the city and has lived here most of her life. Expressed content with the schools, parks and amenities offered. Was upset with the loss of the Price Club and stated she has been writing to the PC for 3 years to get them to open a store in RP and now because of the SC we will not have a PC and we have lost 150 jobs because of it and this would have been a great place for SSU students to be employed. How can the SC tell the city not to grow and I resent their interference and she cited other incidents of the SC interfering in other people's business - in Carmel they stopped a highway because of an onion field and the Disney Winter Wonderland in the Sierras because of a few selfish people who wanted to backpack in that area and stated that this takes the cake here in RP. She expressed concern for the lack of facilities for the teenagers in RP and you wonder where the parents are. We should include something in the GP to include teenagers.

Commissioner Hirson advised Ms. O'Brien the City Council is working on a Teen Center program where they will interact with the senior citizens.

Ms. O'Brien stated there are a lot of people who would help out if they knew what to do and where to go.

James Michener, 1312 Gold Way

Stated he is a fifth generation north county resident and has lived 11 years in RP. He stated he wished the SC would go back to the wilderness and that planning for the future is like planning to solve the Federal deficit, there is no solution. The SC made us lose the Price Club and the tax money could have been used to increase the city's efficiency. He cited the needs of the Fire and Police Dept. as a concern of his. You cannot put a moratorium on growth because the Bay area is approaching 6 million people. Why the SC has chosen RP to put a stop in an area that has been zoned commercial for years is beyond me. The wave of the population is heading west. He expressed appreciation for the city staff and stated he would not want to be in their places at this time.

T. Robert Cato, 6197 Santa Clara Place

Stated he was a resident for 15 years and when he first started to attend city meetings, RP had a population of 10,000 and they said they would never go over 35,000. No amount of planning can prevent the problems we are seeing now and it is not because the

city has not done its job. If we are going to have growth then give some consideration to lessening the impact such as an alternative to the automobile. I use to ride by bike around town but I can't do that anymore because of the traffic. Our bike trails are inadequate because they do not connect or lead to shopping centers or other areas of access.

Chairperson Jones asked where would he like to see more bike paths.

Mr. Cato replied that Petaluma Hill Road would be an ideal area and the RPE. He reiterated the need for an alternative to the automobile as we are fast approaching gridlock in RP. He further stated that the SC if nothing else has created a lot of interest in the community in addition to the updating of the 1973 GP.

George Horwedel, 7669 Camino Colegio

Stated he felt the city should annex all the land they are planning to annex now so when a developer comes in you can say this is what we have to work with. There should be an "x" amount of ratio between businesses and houses to offset the city's costs.

David Van Nuys, 6189 San Bruno Court

Stated he has lived here for 18 years and lived in New England for awhile and it was nice to see democracy in action there and now in RP. He was originally from L.A. and moving to RP was like a dream come true but now RP is getting to become more and more like L.A. especially in relation to the traffic congestion. I am also an avid cyclist and can get to work faster on my bike then by car but it has become very scary. I am concerned about rapid growth and the filling up of our lands with condos and apartments and houses and I know they would fill up quickly because many people want to live here and I believe that this process has been driven by big money and greedy developers rather than by thoughtful planning. As far as the SC being an outside agitator, I disagree, there are many residents of RP that are members of the SC. If the AARP came in to RP to help the senior citizens, would they be considered outside agitators. I see the SC as a powerful friend. In terms of commercial development, I feel there is a kind of tacky tone and the Price Club is another step in that direction. I would like to see more quality development, like the Red Lion Inn as a counter balance to what we are seeing on the Commerce Blvd. strip.

Jake MacKenzie, 1536 Gladstone

Stated he has lived in RP for 4 years and said he had two reasons for coming back to speak again. He stated he enjoyed living in RP and the many amenities here and many of their friends that visit envy their lifestyle here. He was upset by the group of people here on Monday night that made derogatory remarks to those who did not agree with them; such as "get a plane ticket to Iran and you should go live in the USSR" and that we should move out of RP. All you had to say was that you supported the SC and that

was enough to provoke this group. We, as Americans, are all from other places, I myself am a naturalized citizen from Scotland. We don't see ourselves as environmental vigilantes and we applaud the city's efforts thus far and feel we should keep up this flow of information. This is a critical time for RP and it is not a time for speedy decisions but for caution. I am in support of neighborhood meetings. No one has mentioned the spheres of influence or the planned development east of Petaluma Hill Road, we need more information and more data and more consideration before we finalize this GP. In conclusion this is a country of laws and it is very unfortunate that the SC had to bring a lawsuit in order for RP to comply with the laws.

Coralie Serafim, 761 Lincoln Avenue

Stated she works in Menlo Park with cancer patients. She feels that at no time in history are environmental concerns more important than they are now, surely more than they were in 1973 when our last GP was adopted. The plan may have been very good at that time but planning has access to many resources of information and should have an up-to-date GP. I am here because of the SC lawsuit and I am happy for it. More and more we are aware in cancer research that environmental toxins are a contributing factor. We need to look into the quality of our air and water and we can't put a dollar figure on people's lives. I hope we can rise as a community to meet the challenges of our future. Every time I drive to the south bay, I see more of what I never want to see here. What we are doing is fouling our nest.

Harvey Bell, 700 Lindsay Avenue

Reiterated his previous comments regarding hiring a Professional Planner and following the State guidelines and the preservation of open space areas. Stated he was concerned about what was said at the CC meeting regarding the first draft of the GP being finished on Monday, November 20, 1989. We have not finished analyzing 3,390 questionnaires and what has been said at the PC meetings will show up as an appendix. The people's input is supposed to be the foundation of the GP, instead we are writing a GP while the people have not even finished saying what they want to say. If there is such a thing as democracy, we must have missed it. Every group has asked for a slow down in this fast track GP process. Mr. Bell cited a letter dated Nov. 1 from the Dept. of Health Services to City Engineer, Ron Brust that RP has now exceeded its allocation of water. I wonder if everyone knows that and shouldn't the public be aware before we even think of a first draft of the GP. He stated that City Attorney says we have 120 days and the clock hasn't even started ticking yet, we could have until at least April 1, 1990 if it starts Dec. 1, 1989 and we could have a full year to allow for a legitimate plan with the extensions allowed. The Environmental Quality Act was written to protect the environment so people's lives would never be endangered. If RP had followed the laws there would never have been a lawsuit. If a person breaks the law, who do you get mad at; the policemen that caught him or the person who broke the law.

I don't understand all this anger at the SC. The time it takes to do an adequate GP is not a 3 month rush job.

Scott Thimann, 1481 Parkway Drive

Stated he had four main concerns and the first one being traffic congestion and to address that issue we should consider a regional rail plan, more bike paths and timed stop lights on the RPE. Secondly, the local economy and more diversity, we have enough pizza and taco stands and thirdly, our aesthetics and the local ecology with more green space such as golf courses, parks and the use of treated sewerage water in those areas and the continuation of tree lined arterials like on RPE and fourth, the continuation of community meetings for the residents to express their concerns. I think a GP in 3 months is a bit aggressive and that 6-9 more is adequate, but 2 years would be too long.

Chairperson Jones called a recess at 8:55 p.m.

Meeting called back to order at 9:10 p.m.

Jay Todd, 961 Santa Cruz Way

Stated he felt our main priority was the availability of sewer and water, when you know that then you can plan a city. I consider U.S. 101 traffic congestion a State problem but the city needs one or more exit from 101. The traffic at the RPE bridge is simply terrible. As for affordable housing that is almost impossible, the only thing available are the trailer courts.

Herbert Ray, 1383 Middlebrook Way

Stated he was confused by some of the things he had heard this evening. It seems people want a lot of things from the city and at the same time want no growth. I moved here because of the quality of life and it is beyond me as to how the city is going to pay for all these needs. My property taxes went from \$700 to \$2,800. We can't put a toll gate on U.S. 101 and charge people for passing through RP. Commercial development is the only answer to this problem. I sympathize with what the SC is trying to do but at the same time I suspect they want to stop all development of the commercial property and that's like if someone has a nosebleed you fix it by shooting them in the nose. As far as Petaluma and Santa Rosa taking two years for their GP, I did not choose to live in either one of those cities. I don't see where time equates quality. I think we have an excellent PC and CC and we are far ahead of the other cities. We have the survey results and that tells us what we need to know. The proof of the pudding is right here in RP, we don't need a Professional Planner when we have the best right here. I don't want us to turn into a Marin County and I don't think the majority of people in RP would shop at Nordstrom's were they to move here. Someone has to pay for all these amenities everyone wants, there is no free lunch.

Whitey Stratton, 875 Holly

I am a 26 year resident of RP and I would like to thank the 40% of the PC that showed up tonight. There were a lot of rude people here Monday night and I don't think the process we are trying to accomplish needs this type of behavior. People come up here and condemn Harvey Bell and the SC. I don't understand who these people are made at. I am not mad at the policeman, I am mad at the criminal. The City Attorney told the CC and PC years ago to update the GP, those are the people you should be yelling at. Its not the fault of the SC but because RP was operating outside of the law and the city thinks they can make up their own laws. If the city did what they should have done we would not be losing tax revenues now.

Jerry Kohler, Rohnert Park

Stated yes he was a policeman for 20 years. I think we have a failure to communicate, we are badgering each other to death while we are all talking about the same thing. Everyone has said the same thing, we are all concerned about the environment, growth and traffic. I thought I made a very eloquent speech to the CC about my 30 year plan and I was one of the first ones to do so. The analogy is that we are all angry with the SC. If the SC had come to town and formed a Concerned Citizen Group and politically tried to change the process, I would have been right there with them; but when you come to town and put a gun to my head, that is the wrong way. I am not going to help the SC as long as this lawsuit is hanging over our heads.

Dawna Gallagher, 7342 Rasmussen

Stated her main concern is affordable housing and limiting the growth to 40,000. With 30 million people in the State and 600,000 coming into California every year, 40,000 for RP is not a realistic figure it is closer to 60,000. She stated recycling programs are going to become State mandated and RP got on line very quickly in recycling programs. I am a real estate agent and lives in the R section and they are building apartment houses across from me and I am happy to see more affordable housing. Stated she travels to Wash. D.C. and to the State Capital and that she is not a NIMBY (not in my backyard). She stated that RP should be planning for low income housing because there are incentive programs from the Federal and State Government to give aid to cities who make these provisions. We do not need the Marin syndrome and what So. California has which is a mass exodus to the outlying areas creating major traffic problems into the city. Stated she is on the SC's side in many ways but does not always agree with their tactics and has had 5 bills signed by Bosco by her own methods of getting things done. She stated she had recently worked with a group of 14-18 years old who felt that their needs were not being addressed by those in charge and there was no concern as to where they were going to work or live in the future. When I hear people talking about the quality of life, I wonder who's quality of life, does it include the single mother who is unable to work because of illness and in 3 months is

evicted and can't find a place to stay in RP because there are no transitional homes. We are all just a few paychecks away from being homeless ourselves. I think 120 days is adequate to complete a GP and a GP is what the SC wants. I will continue to be a part of the process.

Thomas Gallagher, 7342 Rasmussen Way
Asked why our water is not metered in RP.

Chairperson Jones replied the policy was devised to keep RP green and if people were charged for water, they may not water their lawns and if we start putting meters in the new sections, we will have to go back and meter the entire community and the cost would be prohibitive.

Mr. Gallagher asked about the parking situation at SSU.

Planning Director Skanchy advised that SSU is in the county and they are autonomous from the city of RP. They are talking about an expansion of the university.

Mr. Gallagher stated the students are parking in "R" section because of the lack of parking at SSU.

Dave Mochel, 4405 Hollingsworth
Asked Chairperson Jones what if the PC told the CC they could not meet the 120 day deadline.

Chairperson Jones replied that we are going to work on the plan and see how long it takes.

James Michener, 1312 Goldway
Stated that during the break he had spoke with Harvey Bell and appears that there is really not much difference in our beliefs. It appears there are two groups; those who are behind the SC and those behind the developers. I would like to present Harvey Bell with a challenge to think about and that is if Mr. Bell drops his lawsuit, me and many others will come and join with him without all the resentment this lawsuit has created and we could all work together. As a community, we can all fight the same people together and we will make sure the GP is done right.

T. Robert Cato, 6197 Santa Clara Place
Stated he had two children in their 20's and when he moved here the city had one third the population and increasing the population and building more houses has not created affordable housing and doesn't understand how those who are pro-growth also expect affordable housing.

Chairperson Jones announced that starting on November 27, 1989 the PC will be having a meetings on the draft general plan and the public is welcome to attend those sessions and voice their comments on the document.

Meeting adjourned at 10:00 p.m.

Chairperson Jones

Recording Secretary

Judge rules in favor of Sierra Club

by JUD SNYDER

A check of the scoreboard shows Sierra Club 3, City of Rohnert Park

Sierra Club jumped out to a 2-0 advantage by securing temporary injunctions to halt development in the city's northwest corner near the Alfred Avenue overpass, and then by the same court decision on the Price Club's chosen acreage on Rohnert Park Expressway west of K-Mart.

Their latest point came yesterday when Superior Court Judge Lawrence Sawyer removed the tem-

Price Club injunction upgraded

porary injunction against the Price Club site and replaced it with a preliminary one. No change was made in the temporary injunction still in place on the city's northwest corner.

Sawyer now has 90 days to come up with a decision on the Price Club acreage which will probably mean an order for Rohnert Park to update its General Plan. The city then has 120 days to do this. Ac-

cording to some sources, the city can apply for a six-month extension to accomplish this. But opinions weren't unanimous on the legality of an extension.

"The court has determined that there is a reasonable probability that the petitioners (Sierra Club) will be successful... (they) will prevail on their assertion that the Price Club Project is not consistent with a valid General Plan that en-

compasses all of the requirements of State Law," said Judge Sawyer in his brief two-page decision Tuesday.

"Accordingly, the Court cannot make a finding that the subject property is consistent with such a General Plan which does not appear to be in compliance with State law."

He also turned down a request from Coddling Enterprises' attorney

Bill Smith that the Sierra Club post a \$3.9 million bond which represents the losses Coddling Enterprises will suffer as a result of this injunction. Instead, Sawyer ordered the Sierra Club to post "only a nominal bond of \$1,000 as a condition to issuance of the preliminary injunction."

It was this \$1,000 token bond that irritated Rohnert Park City Council members the most.

Councilman Warren Hopkins said it was "hypocritical and a slap in the face of Rohnert Park." He

asked City Attorney John Flitner at last night's council meeting if he "would be put in jail for contempt of court if I make some comments" about Sawyer's order. Flitner saw no danger of this.

"It's worse than saying nothing," said Hopkins. "The judge is biased and has some kind of ulterior motive. I have to question anybody's judgement on this... it's ridiculous."

Mayor Charlie Cochran said the \$1,000 bond is "entirely too low, it's insulting."

See JUDGE, Page 2

JUDGE

From Page 1

On the question of completing a GP update within 120 days of Sawyer's decision, there were varying points of view. Flitner said the law allows two six-month extensions.

"If the 120 days expires and you need more time you can apply for extensions," he said.

"Applications for extensions have to be made only on good cause," said Cochran. "The statute says the update has to be completed in 120 days."

RP resident Harvey Bell, whose name is on the Sierra Club lawsuits, told the council last night the update process "could be finished by December 1990."

"If we conceded to you on this (December 1990 date), would you drop the lawsuit?" Hopkins asked.

"I can't do any negotiations," replied Bell. He referred Hopkins to Sierra Club attorneys.

Cochran, in disputing Bell's contentions about extending the GP update process, said Bell "has apparently gone to law school... I really disagree with his statements."

When asked for comments about Sawyer's decision yesterday, Bell said, "To me it says, yes, it's really true, Rohnert Park's City Council was breaking the law and the Sierra Club pointed this out."

"The Sierra Club is like a police officer who stops you for a speeding violation... the Sierra Club doesn't have its foot on the pedal, the city does."

Bell also said Sierra Club attorney Trent Orr cautioned him that yesterday's decision "was not a major milestone, just another step."

Flitner said he "anticipates a decision" from Sawyer in "the next two or three weeks."

GP update's rolling on RP 'fast track'

By JUD SNYDER

Rohnert Park's General Plan update process is under a full head of steam these days with town meetings before the Planning Commission Monday night and again tonight in City Hall, a wide-ranging discussion of it at last night's City Council meeting, more than 3,900 citizen survey questionnaires filling boxes in City Hall, and the approval to hire an environmental impact report firm to do a completely new EIR for the entire city.

These developments tumbled over each other last night as the City Council got a lot its "ducks in line" in anticipation of Superior Court Judge Laurence Sawyer ordering the city to update its GP. Sawyer handed down a decision Tuesday changing a temporary restraining order to a preliminary one on the Price Club's 27 acres on RP Expressway and giving strong indications that the city's GP was not in conformance with state laws.

Assistant to the City Manager Carl Leivo reported on Monday night's meeting (see story on page 2) and told the council he had 3,900 responses back, got 60 more in Tuesday's mail and expects more to trickle in the rest of the week. He had available a tabulation of 2,200 responses entered into the computer.

"The responses were more than anyone expected, about a 25 percent return," said Leivo.

"It reflects on the kind of people who live in the community," said Councilman Art Hollingsworth.

"All of the comments will be in an appendix to the draft General Plan," said City Manager Pete Callinan. "We will try to publish the draft General Plan this weekend," added Callinan. "This is so people will have something in their hands, something to zero in on, something to focus on."

Pinned on the wall behind the council were pages and pages of comments Leivo jotted down at Monday night's meeting. He anticipates doing the same thing with an equal number of pages at tonight's meeting which starts at 7:30.

Callinan said updating the GP requires an "environmental assessment" or a new EIR for the entire city. The council, at Callinan's suggestion, opted for the more complete EIR rather than a "shallow" environmental assessment.

Two bids for an EIR came in: one for \$37,000 from Earthmetrics and the other from Elgar Hill and associates for \$32,000. The council chose the higher bid because they

See UPDATE, Page 8

Wednesday, November 15, 1989
Rohnert Park-Cotati Clarion

UPDATE

From Page 1

wanted "someone new" for this project. Elgar Hill did the EIR for the city's northwest corner which ultimately became the target for the Sierra Club's first successful lawsuit against the city.

Earthmetrics did an EIR for the City of Cotati which took them from February to August of this year to complete.

Mayor Charlie Cochran suggested that neighborhood meetings be held in several locations such as schools, mobile home parks and community centers.

"I'm for that, but it won't make any difference," said Councilman Warren Hopkins. "The people who're concerned will come out whether it's in City Hall or right next door, those that won't, won't, no matter where you hold the meeting."

Councilman Dave Eck said neighborhood meetings should be held before the draft GP is distributed.

Hollingsworth said he has "no problem with whatever process we choose, but we should continue at the pace we're going at now."

Cochran noted the GP update process is "on the fast track" because of the court rulings. Critics of the "fast track" process have cited other cities and the county GP updates which have taken two to three

years to accomplish.

"The option of two or three years isn't available here," said Councilwoman Linda Spiro. "The law says 120 days."

Questions about future meetings and whether or not the council should get involved before the Planning Commission finishes up its series of town meetings were raised last night.

"The Planning Commission will meet November 27th and 30th," Leivo told the council. He also indicated further meetings will be held the first two weeks in December. The commission will then make recommendations to the council based on the draft General Plan, all the citizen comments in the appendix, and further comments at future meetings.

"I want them to do their thing and we'll do ours," said Hopkins. "That's the democratic way."

"But the longer this thing goes down the path the more difficult it is to make changes," said Councilman Dave Eck. He wasn't too enthusiastic about rushing through a draft GP before all the public hearings have been held.

But Hollingsworth was in favor of a draft GP as soon as possible. "It will give us something solid in our hands for citizen comments," he said.

Leivo provided a rough timetable that calls for City Council town meetings in "late December and early January."

Some problems arose on the need to hire Earthmetrics to do the

EIR at a \$37,000 expense because it wasn't on the agenda. But the council made it into an "emergency agenda" item and it was approved 4-1. Eck was the only nay-sayer.

The council had its share of critics last night who disagreed with the "fast track" process in updating the General Plan.

"Slow down the process of the updating," said Harvey Bell of the Sierra Club. He also suggested the city should hire a professional planning consultant. "Every one of us has a bias." He also suggested the city should follow the eight steps in updating the GP as outlined by state recommendations.

"Delay the next step until after the holidays to get more people involved," said Bell. "the next step should be neighborhood meetings in each section."

Dave Van Nuys had "kudos for the town meetings, but I'm concerned on how all these ideas can be implemented within the time frame you have. But I have to say, this is the first time I've ever felt I've been invited in by the city to participate in a process."

"More time to work on a General Plan does not necessarily mean it's more efficient," said Dawna Gallagher.

About people showing up at the town meetings, Tom Gallagher said, "if it's important to them, people will show up. We're getting input from the people who care."

Sierra Club blasted at meeting

2nd 'town meeting' on General Plan prompts outrage over suits

By JUD SNYDER

It could be called a backlash. But whatever word's chosen, the majority of more than 100 Rohnert Park residents at a "town meeting" Monday lashed out against the Sierra Club and its court actions which apparently have chased the Price Club out of town and closed down further development in the city's northwest corner.

This torrent of verbal response took place in City Hall in the second of a series of meetings held to update the city's General Plan. With all five members of the Plan-

ning Commission on the dais, speaker after speaker trooped to the microphone and took verbal jabs at the Sierra Club and resident Harvey Bell, a co-signer in the suits against the city.

Still in place that night were temporary restraining orders barring any further development on both sides of the Wilfred Avenue overpass and on the south side of Rohnert Park Expressway west of K Mart where the Price Club staked out its site.

The Planning Commission will hold another meeting beginning at

7:30 p.m. tonight.

It was apparent that the standing-room only crowd had little sympathy for Bell and the Sierra Club for only two or three speakers, including Bell, spoke in favor of the club's legal actions.

"Only one resident complained about the General Plan," said Herb Ray, alluding to Bell. "The other times it was by people outside the city."

"The city's annexed only 280 acres in 26 years," said Flo Gresty. "We need growth. Where are our children and grandchildren going to

live?"

"Growth is important to a city," said Jim Angelo.

"I find it difficult to accept political adventurism by self-appointed vigilantes," said Bruce Smith. "The developers and builders are whipping boys."

Frank Gilman said, "Who's going to sue the Sierra Club for the tax dollars we lost? I hope the Planning Commission tells them to get out of town."

"If we stopped growth 27 years ago, 90 percent of the people See MEETING, Page 8

MEETING

From Page 2

wouldn't be here tonight to talk," said George Geister.

The comments weren't all rocks flung at the Sierra Club. Neither were they all in favor of continued growth.

Dawn Gallagher said, "There's a need for affordable housing and it will require higher densities in some areas." She touched on the scarcely mentioned fact that California's growing in population at a rate of about 600,000 per year, and many of them "are looking for a nice place to live. We have to think regionally, not as if we're an island," she said.

Henry Bills said he'd like the population to stay the same as it is now (about 33,000). "I'd like to see more open space, greenbelts and a hospital. I'm not opposed to the Price Club; we need more stores and commercial growth."

The theme of more commercial growth including retail outlets so residents wouldn't have to go to Santa Rosa or Petaluma to shop was cited several times Monday night.

"We need more business services," said Rev. Chip Worthington. "I'm disappointed about the Price Club leaving."

Whitey Stratton said, "There are two sides to the growth issue." He also recommended putting future annexations on the ballot so the voters could decide.

Many in the audience applauded whenever comments critical of the Sierra Club and attacks against "outsiders" were made. Attempts by commission Chairwoman Vida Jones to curtail applause were not very successful.

Bell got to the microphone late in the meeting amidst a few scattered jeers and "boos" from the audience.

"It's a real good start, these meetings, and I'm in favor of whatever the people of Rohnert

Park want," said Bell. "If it wasn't for the Sierra Club lawsuit, the people wouldn't have this opportunity to speak out on the city's future."

"What we need is education to have people give input to the General Plan."

He recommended that the city hire a professional planning consultant and also hold neighborhood meetings in each section of the city.

"Why do it in three months? There are eight steps to updating the General Plan and residents need to get involved at each step," said Bell.

Former Planning Commission Chairman John Giertz said, "The General Plan's not cast in concrete. The developers have not gone overboard in planning this city."

"The citizens' opportunity to

create land uses hasn't been allowed in 16 years," said Cotati's Clifton Buck-Kaufman.

Ray McKenzie said, "If a person doesn't want growth they shouldn't move next door to another person."

"The Sierra Club arbitrarily said on their own, 'Rohnert Park, you do things our way.' Growth is not the issue, all we have to do is update the General Plan, not write a new one," said Jerry Kohler.

"Restraints are put on by sewer capacity," said Mike Gray. "The Planning Commission and the City Council should have alleviated this situation before the lawsuits came up."

Lee Neuerburg said, "I resent the Sierra Club telling me to shut the doors to my children." Ron Neuerburg recalled the bumper strip, "Sierra Club, Take a Hike."



" I WANT TO KNOW. . . "

6 Wednesday, November 15, 1989
Rohnert Park-Cotati Clarion

Since I'm an outdoor-sports kind of a guy,
I'm wondering when the city's going to
build more softball fields and another
golf course. Does anybody know?

Not really. There has been talk about building a softball complex with three full-sized fields on city-owned acreage south of the municipal baseball stadium where the Guanella Brothers fastpitch softball team plays its home games. There even exists preliminary architectural drawings on how the fields would fit into the site. And trial balloons have been sent up about building a third golf course either west of present city limits near the construction of Rohnert Park Expressway out to Stony Point Road, or on pasturelands between Snyder Lane and Petaluma Hill Road north of The Expressway. Both golf course ideas would require annexation proceedings.

That's about the only "progress" so far. Any further advancements on either project is questionable given the turmoil over updating the city's General Plan. Also, there doesn't seem to be much citizen enthusiasm for either a softball complex or another 18-hole golf course. With about 2,200 community survey questionnaires returned to City

Hall, the two questions dealing with either sport have not received widespread backing.

"The community should have a third golf course," was one of the questions asked in the "Open Space" category. It seems that 21.6 percent of the respondents said "yes" and 64.5 percent said "no." Only 13.9 percent were undecided.

When asked about the need for a "softball complex with at least four fields," 37.3 percent said "yes" but 40.2 percent said "no." The rest were undecided (22.5 percent).

With lukewarm support for these endeavors, neither City Hall staffers or the City Council is likely to be pushing hard for construction.

The city expects to get back at least 3,000 questionnaires before Friday's deadline, but the chances of a reversal in present percentages are pretty miniscule.

DEVELOPMENT GOOD

Editor:

What gives the Sierra Club the right to dictate the growth of Rohnert Park? This group has to be a small minority of people, with very few, if any, who live in the city of Rohnert Park. Who cares how old the General Plan is? It has worked beautifully so far, so why not let it continue?

Obviously the developers know what they are doing, otherwise Rohnert Park wouldn't be such a great place to live. All you have to do is ask the people who live there, and they will tell you. There are parks in each section, with wonderful recreational activities, many schools, and small shopping centers.

The west side of Rohnert Park is designated for light industrial. I think most people who live in Rohnert Park would love to be able to do all their shopping without driving in traffic to Santa Rosa, Petaluma or even Marin. Bringing in more businesses will promote new jobs and many tax dollars for the city of Rohnert Park, which can only be a plus for the residents of the city.

I lived in Rohnert Park for nine years, my children grew up there, and I watched the city grow and improve. I have a beautiful home in Santa Rosa at the present time, but my heart is still in Rohnert Park and I hope to someday live in "The Friendly City" once again.

Nancy Thompson
Santa Rosa

SIERRA CLUB SMOKESCREEN

Editor:

It really bothers me that out-

siders can come in and halt beneficial development in our community. I wonder how many members of the Sierra Club actually live in Rohnert Park, and have a right to direct our city's future. They use the smokescreen that our General Plan is outdated. If their true goal were to force the city to update the General Plan, they have succeeded. The city is in the process of doing it.

The suit should be lifted, but that probably won't happen. What Mr. Bell and the Sierra Club really want to do is put a stop to good clean development such as shops, motels, restaurants and the Price Club.

It is estimated that the loss in tax revenues alone will cost the city \$1 million, and that doesn't include attorney fees to defend the suit. This is not merely a suit against the city of Rohnert Park, but a suit against the people of Rohnert Park, and we are already losers. Mr. Bell and the Sierra Club are no friends to the citizens of this city!

Mary Waltman
Rohnert Park

MOVE ON, HARVEY BELL

Editor:

I have lived in Rohnert Park, "The Friendly City," for 25 years. I have raised my family here and I am proud of Rohnert Park.

When we first moved to Rohnert Park, it was considered just "a bedroom community." Now that we are finally large enough to attract business and clean industry some uninformed person named Harvey Bell and the Sierra Club have sued the city. Someone should tell Harvey that we want to be able to shop in Rohnert Park and have our tax dollars stay at home. Harvey, if you don't like it here move

on, if you can find a house in another town.

Esther Green
Rohnert Park



OVERHEARD

by Jud Snyder

6 Wednesday, November 15, 1989
Rohnert Park-Cotati Clarion

Generalizing about The Plan

THE QUESTION ISN'T "WHAT IF YOU HELD A General Plan meeting and no one showed up?" Now it's, "What if you held a General Plan meeting and there's not enough room for everyone?" This happened Monday night when more than 100 Rohnert Park citizens elbowed their way into every sitting space and stacked themselves against the walls for the second in a series of town meetings in the GP. No one forced them to attend. The city didn't offer any door prizes and there were no raffle tickets for a weekend on Maui, all expenses paid. But it's evident the GP updating process has twanged a resonant string among the many in the grand piano labeled RP.

WHAT'S BEGINNING TO EMERGE NOW are signs of a tug-of-war between environmentalists backing the Sierra Club, and those who see growth as an unalterable fact of life. Residents are not exactly caught in the middle, they're allied with both groups. This incipient divisiveness is unfortunate because it doesn't have to happen. There's room for both hardcore environmentalists and hardcore growth backers within the framework of an updated General Plan. But maybe this divisiveness is necessary. Maybe the first act of this municipal melodrama has to be replete with "sturm und drang" scenery chewing before both sides can settle down and work out rightful compromises.

THE KEY IS SOMETHING CALLED "BALANCED AND PRUDENT" future growth. This is not my phrase. Rev. Chip Worthington said it Monday night at the town meeting in City Hall. Another cogent comment came from Dawna Gallagher when she mentioned something about 600,000 people added to California's population every year from birth rates and influx of new arrivals. A lot of them "are looking for a nice place to live," she said. Fortunately, or unfortunately, depending on your point of view, Sonoma County's one of those "nice places to live." However, there's a whole laundry list of factors besides the newcomers added to the totals every year that must be thrown into the pot. We can toss in water supplies from wells and the aqueduct, sewer capacity at the Llano Road sub-regional treatment plant, commute traffic on the freeway, crowded roads everywhere, possibility of mass transit on NWPRR rails, lack of affordable housing, crowded elementary schools and lots more. Most of them are regional factors, not strictly

local ones.

THE ENTIRE COUNTY, AND WE CAN INCLUDE Napa and Solano counties, too, are locked into a growth pattern that must be guided, not controlled. Petaluma once had a "growth control" or "management" plan that proved unworkable and had a tough time in the courts. Now Petaluma's about to annex 500 acres on its northeast flank for more housing units and also build a junior college campus in the area. Apparently, Petaluma came under a lot of pressure for more homes and simply ran out of "growth control" options.

I HAVEN'T HEARD ANYONE COME OUT AGAINST greenbelts between cities, open space or plans to keep rural farmlands intact. But it's these amenities that are in peril because of the fact that about 2,000 people per day, from infants to retirees, are swelling the population and most need, or will need, a "nice place to live." This inexorable fact hangs over all of the General Plan update meetings like an immovable cloud. It's not often mentioned and I can see why. Big statistics like this are hard to fit into relatively smaller dilemmas like Sierra Club lawsuits...they're just too damn awesome.

THE EXPLOSION IN POPULATION HAS HIT the county hard and GP's from Cloverdale to Schellville are lying in tatters as those concerned strive mightily to put them back together and get a handle on the chaotic situation. Rohnert Park is no exception. This barely discernible trend of splitting up into two warring camps isn't going to accomplish anything except drain venom and allow more rational tongues to take over. The process has a long way to go and there'll be plenty of opportunities for everyone to be heard. There's a meeting in City Hall tonight, for example.

A LOT OF COMMENTS AT TOWN MEETINGS and in citizen surveys returned to City Hall mentioned growth control. This is a phrase that can provide 25 different answers when you ask 25 people. It mirrors a dissatisfaction with the way things are going but doesn't provide a solution...it provides 25 solutions. Maybe that's because there aren't any one-phrase solutions. What's really needed is a mingling of solutions to come up with the best answers possible in this imperfect world. That's what these town meetings are all about.



APPENDIX V

**PLANNING COMMISSION GENERAL
PLAN MEETING**

November 27, 1989

require a thorough General Plan review and update prior to any annexation. The Planning Commission also suggested other wording changes. These changes are to be incorporated in a Planning Commission Draft of the General Plan.

The Rohnert Park Planning Commission began its review of the Draft General Plan on November 27, 1989. Notice of the meeting was published in the Clarion and invitations were sent to 122 individuals. The meeting began at 7:30 p.m. and was held at City Hall, 6750 Commerce Boulevard.

The Planning Commission Chairperson opened the meeting and announced that the Planning Commission will review Chapters 1 and 2 of the Draft General Plan. City staff reviewed these chapters. The Chairperson asked members of the public for comments regarding these two chapters. A limit of five minutes was placed on each speaker but this limit never had to be enforced.

The following issues were discussed by members of the public: the planning and public participation process, the ultimate population of the City, use of the Civic Center site for a commuter station, development financing, Canon Manor, a third golf course, construction of an indoor aquatics center, creation of a downtown, development of a new city in Sonoma County, traffic congestion in the Wilfred Avenue/Golf Course Drive area, the height of the proposed Civic Center, the tone of the Draft General Plan, establishing greenbelts, the Sonoma State University Environs Plan, ABAG housing need allocations, and the need for a cemetery.

After all who wanted to speak had done so, the Planning Commission began its review of Chapters 1 and 2. The Planning Commission approved a general principle that would

ROHNERT PARK PLANNING COMMISSION
GENERAL PLAN PUBLIC MEETING
MONDAY, NOVEMBER 27, 1989

The meeting was called to order at 7:30 p.m. by Chairperson Vida Jones. Planning Commissioners Hirson and Hamilton and Planning Director Skanchy were present.

The pledge of allegiance was led by Commissioner Hamilton.

Commissioner Davis arrived at 7:35 and Commissioner Mullins arrived at 7:38 p.m.

Chairperson Jones opened the meeting announcing the format on the public discussion of the draft general plan chapters 1 and 2 being the purpose; Regional Setting and Land Use Element.

Planning Director Skanchy explained the land use map and those areas of the city the general plan covers which are all within the existing city limits and do not include any of the lands under our sphere of influence.

Chairperson Jones recognized Assistant to the City Manager, Carl Leivo.

Mr. Leivo exhibited graphs and explained the topics of Managing Growth; Ultimate Population; Open Space; and Undeveloped Lands and the objectives, policies, standards and proposals of each item. Mr. Leivo reviewed the ABAG population growth projections, wastewater treatment plant constraints, projected build out within the existing city limits, enrollment growth at SSU, new school construction, creation of new jobs, Canon Manor and green-belts.

Planning Director Skanchy, exhibited graphs and explained the land use element pointing out the various acreage and percentages of the land uses.

Chairperson Jones invited members of the public that wished to speak to come forward. She asked speakers to limit their time to five minutes and to discuss items as they pertain to the draft general plan land use element.

Mike Terwilliger, 1165 Santa Cruz Way
Stated he was reiterating what he had said at previous meetings regarding the time allotted for the completion of the GP. He stated we needed neighborhood meetings and the residents needed to be better informed of the issues and the fact that the plan is being rushed means it is also being compromised. He questioned the presentation of a draft general plan before an EIR has even begun. He itemized the following questions he had regarding the draft general plan: Page 2.20 - Objective #4 and Principal #5 -

stating that these two statements are mutually exclusive and why the figure of 50,000 as an ultimate population was used instead of 40,000 or less and what studies went into arriving at this figure? Page 2.22, item #18 - is fine but would like to see more control. Page 2.22, Item #23 - This statement should be eliminated from the RP draft general plan.

Dave Mochel, 4405 Hollingsworth

Stated he resented the fact that he had to pay \$5.00 for the draft general plan and as a citizen of RP, it should have been provided free. In addition, he felt he deserved more than 5 minutes to comment on the draft general plan. Mr. Mochel stated the draft GP starts off with a letter from the City Manager which left him baffled. On page 1.1 of the draft GP the paragraph regarding the community input is incorrect. Mr. Mochel stated the comments attributed to him were grammatically incorrect and barely readable. On page 1.2, first paragraph - who will review this? Page 2.1 - "RP has evolved over the years from a bedroom community" - most people here still commute. Mr. Mochel stated that he had many more comments to make as he could not believe what he was reading. Mr. Mochel asked how much of the land planned for in the original GP has been developed stating it was his understanding the projected population was to be 34,000 not the 39,000 projected in the new general plan. Mr. Mochel stated at this rate in 50 years RP will be bigger than Santa Rosa and asked how big are we going to be and this GP does not say anything in that regard. Are we going to build right up the side of Sonoma Mountain? On page 2.5, the map shows land set aside for the new City Hall, this land would be ideal for a passenger train terminal and the city can put City Hall on Snyder with the rest of the city buildings. On page 2.7 - Item 2.4 U.S. 101 - the city should require developers to provide public access. Page 2.8, item 2.6 - the sphere of influence, where are we going to build? By 1995 there will be no room at all. The extra sewer capacity we keep hearing about - who is going to pay for it? Page 2.11 item 2.8, what are the school impact fees and why aren't the developers required to deed over certain portions of their land for schools and parks? I think this should be investigated. Mr. Mochel stated the comments made on Canon Manor, page 2.14, item 2.10, are very derogatory and what threat is Canon Manor to RP and why are they being put down this way? Given a choice between Canon Manor and the high density new developments that the city is proposing and has already built, he stated he would rather live in Canon Manor. On page 2.17 regarding the golf courses, which are costing us money in perpetuity, and now they are proposing a third golf course - he recalled very few people at any of the meetings who wanted another golf course. I think a cemetery is a better use than another golf course, especially if you are going to turn it over to American Golf. Page 2.18 - construction of an indoor aquatics center - who's idea was that? How many people in RP requested it?

Chairperson Jones advised Mr. Mochel he was exceeding the allotted time.

Mr. Mochel stated he would skip some of his comments he wanted to make and go to page 2.22, item #19 - to create a downtown - where would it be located? And item #23 - a new city - why is this in our General Plan and where did it come from? I can't think of a worse idea. How can we say on one hand we are going to preserve agricultural land and on the other say we are going to create a new city?

Mr. Mochel stated he was going to be out of town on Thursday and would not be able to attend the meeting on the circulation element and wanted to comment on the Wilfred Avenue intersection and Golf Course Drive as it is one of the worst traffic areas.

Chairperson Jones asked Mr. Mochel to write the Planning Commission a letter addressing this element of the draft general plan.

Jim Angelo, 575 Delores

Mr. Angelo stated he agreed with comments made by the previous speakers and stated he came into this process with an open mind. He stated there was not enough time to review the material. He was concerned with the city constructing a 5 story city hall and felt if the city did it, how could they tell others not to. He also objected to the aquatic center and felt the city should construct facilities for the use of its residents and not to bring in athletes and RP is not in a position to cater to this type of endeavor. Mr. Angelo also asked how the city arrived at the population figure of 50,000.

David Van Nuys, 6189 San Bruno Court

Stated he agreed with the comments from the people who proceeded him. He stated he seen a lot to like in the draft general plan and that a lot of hard work had went into it and believes the city staff is made up of hard working conscientious people. However, he stated he does not trust the process and there is a strong implication in the report that it reflects the public's input but I believe that most of the report was written before there was any public input at all. In the surveys over 81% of the people stated they were for slowing growth, this document does not have that tone, it instead has an imperialistic tone and a developer driven tone and when restrictions such as the sewer capacity allotment is mentioned, there is a lament in the tone. This document does not capture the tone of the citizens of RP. The citizens of RP presented a strong sentiment for controlled growth which is not reflected in the draft general plan. Some language should be in the document that links the public input to the conclusions arrived at. Other matters are the synchronization of the traffic lights which has not been addressed; Mr. Van Nuys stated he was ambiguous to a downtown area and what does it entail; as for the new city - how does that reflect the interests

of RP? I don't know why we need to expand to the limits of the city.

Barbara MacKenzie, 1536 Gladstone Way
Stated she and her husband attended the Town Meeting on October 29th, less than a month ago, and here we are already being asked to make an analysis on a draft general plan. Ms. MacKenzie agreed with other speakers and stated she has not had the time to thoroughly review the document and questioned the city's insistence on rushing this document. She stated her support for limiting growth and establishing greenbelts and reiterated her concern for the lack of broad citizenship involvement due to the rushing through of the GP and didn't feel the public input had been integrated in the development of the GP. Stated she was pleased with Objective #5 (pg. 2:20); concerned with Principle #3 and against Proposal #23 and asked if we were annexing the area; stated the aquatic center would operate on a deficit and asked why the SSU Environ plan was not included in the RP draft GP; supported Proposal #7 (pg. 2:21). Stated she was in strong support of creating a greenbelt.

Chairperson Jones asked Ms. MacKenzie if she was willing to pay for the areas to be greenbelts.

Ms. MacKenzie replied that she was willing to do so. She stated further that there was no mention in the draft GP of the traffic congestion on the Rohnert Park Expressway which is at the gridlock level.

Linda Park, 1265 Camino Coronado
Stated she agreed with the previous speakers and was also against the aquatic center. Ms. Park advised the Planning Commission that there are surveys which have been conducted linking increases in crime to high population areas and the building of high rise structures.

Joe Boyle, 1372 Mattisse
Stated that the draft general plan was a very professional looking document in spite of the rush to publish it, he compared it to the President's report on Three Mile Island; that document which was well prepared never explained what happened to the nuclear waste expelled into the atmosphere, but at least it was a professional looking document. It also appeared to him that the draft general plan was written prior to any public input. Mr. Boyle questioned the ABAG housing requirements and asked if RP was not just developer driven. He stated he recognized that the city of RP had to do its share as part of California but felt RP can stay within what can be environmentally sound and related the growth to speed bumps. He discussed the density of 27 houses on 4 acres and the Windsong apartment complex which has no greenbelt

and is right up against the street. He cited the recent attack/rape of a woman at that complex as a side effect of population density and noise pollution which makes one immune to the sounds of violence as it all starts to sound the same after awhile. Mr. Boyle concluded his remarks with the statement that the citizens of RP had many wishes for the betterment of the community and he did not feel they were irrational requests.

Robert Cato, 6197 Santa Clara Place

Stated he agreed with the comments made by previous speakers. Mr. Cato asked the PC if they had plans to put in their own sewerage treatment plant to process industrial waste, especially if the city is going to encourage this type of development?

Chairperson Jones advised Mr. Cato it has not been considered at this time.

Mr. Cato stated it seems to him that the only thing limiting growth in RP right now is sewer capacity. He stated he heard the comment that just because you moved to RP, now you want to close the door and limit the growth and doesn't think this is a fair statement and would like to see limited growth. He also supports the aquatic center and that is a personal preference. Mr. Cato also commended the city staff on the amount of work that went into the draft general plan.

George Horwedel, 7669 Camino Colegio

Mr. Horwedel reviewed the process in developing the draft general plan, i.e. dates of meetings, topics, etc.

Chairperson Jones asked Mr. Horwedel to discuss the issues on tonight's agenda.

Mr. Horwedel stated he was for controlling the growth and referred to Chapter 4 - Housing; which starts out under goals "provide as many housing units as can be constructed prior to 1995". He stated that a greenbelt is mentioned one time in the draft general plan. Mr. Horwedel stated the city should go back and look at the purpose of a general plan and what are the priorities and asked what are the boundaries of this city and stated it is not in the general plan. He questioned item 2.4 (page 2.7) and asked how much public involvement was solicited in this decision and where are the guidelines? Item 2.8 (page 2.11) discussing the needs for a new middle school and the city is looking outside its limits - why was this not in the last general plan? Has anyone interviewed the residents in the sphere of influence to find out if they want to be part of RP? As for Canon Manor being brought up to the city's standards - are we listening to the people or are we just listening to ourselves; "assumed by the residents" how do we decide for all of the residents? Item 2.11 - why has the city decided to combine parks and schools, this is not done in the Santa Rosa GP. The city needs a

cemetery and it should be included in the GP but looking at the map, we are out of land. In the Objectives (page 2.19) Mr. Horwedel stated he didn't see any guide lines, just general statements. In the Santa Rosa GP they have specific ratings. Is this a 5-year general plan or a 20 year one? If this GP expires in 1994, where will we be going after that? Under Principles, Item 4 - what is the definition of "acceptable". Item #5, limits the population to 50,000 or less, which I think is great but it doesn't spell out how that limit is going to be set. Where are the greenbelts and what does this general plan mean to the citizens of RP? Mr. Horwedel asked if there was a way to get an answer to these questions.

Chairperson Jones replied a lot of these questions will be answered during deliberations and what the PC decides will then go to city council.

Coralia Serafim, 761 Lincoln Avenue

Stated she was late and had not had the time to read the first part of the Land Use Element. She thanked staff for the incredible effort put forth and for the most part the draft general plan looks and sounds kind of nice. Ms. Serafim stated she did not want to be critical but again asked that the city slow down the process. She questioned the inconsistencies of the 40-50,000 population figures. Item 5, (page 2.21) under Principles - questioned the use of the word "ultimate" and stated if the growth continues like it has since 1972, there is no way to predict the ultimate and we need to slow down. In the table of contents, under elements, air quality is not listed. She urged regional planning and coordinating with the County, LAFCO, and SSU. Ms. Serafim cited a bill going through the State Assembly involving State Universities coordinating with the city they are located in as to planning decisions. She concluded her statement with expressing her desire to do her duty as a citizen, but felt rushed.

Hertzel Harrison, 4413 Hamlet

Stated he had a manufacturing business nationwide and in Canada. Mr. Harrison referred to the draft general plan as a rush to judgment and it is not something that is coincidental. He stated he has seen and been involved in similar situations, they get the legal notices and then they talk to their attorneys and say they have only "x" number of days and find away to slip it through as fast as they can. This happened with the hearings on our cable TV system. I came before the City at that time and they listened to us but their minds were already made up and nothing anyone said mattered. This is just a technicality to let those opposed speak. On November 9, 1989 the Santa Rosa Press Democrat revealed the conflict of interest that is going on in this city and this is just another exercise in futility. In March of this year the Supreme Court ruled that individuals can sue cities for a

violation of their constitutional rights by city employees. At the previous meetings if you were not on the side of the developers you were booed and that is a violation of one's civil rights. Regarding the Land Use Element, Item 2.22, to establish a new city, made me wonder what these guys are after. Also one of the reasons I retired here was because of the golf courses and then they sold out to American Golf who have a 50 year lease and this was done so quietly. On November 29, the San Francisco Chronicle discussed this monopoly and its based on the "good ol boy buddy system."

Chairperson Jones asked Mr. Harrison to confine his comments to the issues of the Land Use Element in the draft general plan.

Mr. Harrison replied that a new golf course is proposed and we should look at what is going on at the ones we have. He stated we need to give the people the option of water meters and the additional sewer allotment will double your sewer bill. Before the city thinks about another golf course, maybe they should solve our sewer and water problems. Mr. Harrison stated he didn't know what the big rush was here and this general plan is going to end up in Federal Court.

Chairperson Jones called a recess at 9:30 p.m.

Chairperson Jones called the meeting back to order at 9:45 p.m.

Paul Stutrud, 712 Hudis Street

Stated he has been a resident of RP for about six years and moved here from Novato where he was a plaintiff in a lawsuit against the City of Novato and in the development of his case he learned a lot about general plan laws and also became very interested in the government codes. He stated he also wrote the article that is located in the back of the RP draft general plan. In my studies of the General Plan Law, the Land Use Element is the last element to be developed. All the other elements are to be completed before you can do the Land Use Element. In addition the EIR is supposed to be done before the GP, but in the RP case it is being done concurrently.

Jim Redding, 741 Barbie Lane

Stated he was a member of the 1973 General Plan Committee and is also a developer and a landowner of both improved and unimproved properties. He complimented staff on putting together the draft general plan and stated this is something the public can work from. Mr. Redding stated that most of the people present would not be living in RP today if not for the GP written in 1973. Stated he was not concerned about the timing to complete the GP. He stated there are only 700 acres that are still vacant and only 140 acres residential, the remainder is commercial/industrial. The city has an obligation to its citizens to provide hous-

ing, jobs and community amenities. As for low cost housing, no body wants it in their backyard and there would be a storm of protest if they decided to replace the golf course with it. On page 2.12, item 2.9 -- the area from Todd Road South to the RP city limits should not be developed. Item 2.10 Canon Manor - rural planning apparently made sense to someone, the wording of this item should be changed in the final GP. Item 2.19, item #10 should include general business offices. Page 2.20 - one of the objectives should be the inclusion of a city separator. Mr. Redding stated we live in a 3 vote world -- three votes on the City Council - 3 votes on LAFCO. We will only have open space if the city raises the level of development, the land is too valuable. RP is surrounded by open space which makes it easier for the developer to assemble. I have ten acres of land worth \$270,000. I can sell 3 of that 10 acres for \$2.5 million to developers. The economic pressure to annex land is great. If you really want greenbelts, you must encourage development. With a population limit of 30-40,000, the city will not attract high end stores like Nordstrom.

Jay Todd, 961 Santa Cruz Way

Stated his concerns regarding SSU's predictions of a student enrollment of 15,000 students and stated this increase will put a heavy burden on RP to house all these students. He stated the city should proceed carefully and plan for this large increase in population.

Patrick O'Connell, 8459 Liberty Court

Mr. O'Connell asked the Planning Commission to take more time to adopt a new general plan and to take this message to the City Council.

Dawna Gallagher, 7342 Rasmussen Way

Stated she hopes that the people are willing to pay for all of the things they are asking for. She reiterated an earlier statement made at a previous meeting regarding State mandated incentives to cities that provide low cost housing. She stated she approved of the Windsong Apartment complex and felt it was well planned and landscaped.

George Horwedel, 7669 Camino Colegio

Asked the Planning Commission to contact channel 22 or the cable system to broadcast the general plan hearing for the people who otherwise are unable to attend the meetings.

With no one else wishing to speak from the audience, Chairperson Jones closed the public hearing at 10:15 p.m.

Chairperson Jones stated one of the items she wanted to discuss was the fact that she has been given a document that looks outside the current city boundaries. She stated that this was a

realistic approach so that in 5 years we will not all of a sudden find ourselves with nothing prepared. She proposed that we attach to page 1.2. as follows: "If and before the City does any annexation of lands for residential, commercial and/or industrial development, the City shall do a thorough General Plan review and update focusing on the entire sphere of influence area and including required environmental documentation."

Commissioners Mullins and Davis stated that an EIR would take care of that.

Chairperson Jones stated she was concerned that we do not annex beyond this area. An EIR looks at one specific area and that is not what I want.

Chairperson Jones stated if the city finds itself expanding into the areas in the sphere of influence, I want those areas looked at including a full citizen committee. If and when sewer capacity becomes available, we have to do a full fledged general plan update and EIR review.

Commissioner Mullins asked Chairperson Jones if she was talking about what the city was doing right now and doing it all again.

Chairperson Jones stated if we are going to annex, I want a citizen review committee.

Commissioner Davis asked why a citizen review.

Chairperson Jones asked for a vote on her motion.

AYES (3) Hirson, Hamilton, Jones

NOES (2) Davis, Mullins

Commissioner Mullins stated the State Guidelines covered this.

Commissioner Hirson questioned language on page 1.1 that the PC had already approved this document.

Mr. Leivo stated that this was typical language.

Commissioner Hirson asked that the language be changed to reviewed and discussed and amended during public hearings.

The PC unanimously agreed on this item.

Chairperson Jones asked that the word "almost" be removed from paragraph 6, page 1.1.

The PC unanimously agreed on this item.

Commissioner Mullins asked Chairperson Jones if he could reply to the public in the audience regarding questions they had asked.

Commissioner Mullins stated he has been on the Planning Commission for 15 years and he started Citizens for a Planned Community and participated in the 1973 general plan.

Commissioner Mullins continued that regarding parks and schools being put in by developers, every community in this town has a park and a grammar school so children can walk to their school and have a neighborhood park. The two are combined to make it look bigger.

Regarding the high rise, the Planning Commission turned down the plans for a 5 story building.

As for the General Plan, this is an update of our general plan. If the judgment comes that our general plan is inadequate, then we have 120 days and two possible extensions for 240 days to bring it up to date.

Greenbelts are nice but where is the money going to come from? The developer that spoke to you recommended more development. Maybe a bond election of some kind is the answer.

The SSU Environs Plan was part of the original general plan.

Large individual builders are always required to build their own water system.

The PC reviews all landscaping plans and that is how we keep the trees throughout the city consistent.

I moved here because at the time RP was the cheapest place in the world. The General Plan should be a nice looking document because it is being scrutinized.

There were 8 city council meetings regarding American Golf's leasing of the city golf courses, giving the public ample time to comment.

As for the cable TV company, they had some high powered lobbyists in Washington and the control was taken away from the city governments so they can do as they please and we have no say so.

Commissioner Hirson stated there is no flood plan section in the Land Use Element.

Planning Director Skanchy advised it is covered under the safety element.

ADJOURNMENT:

Chairperson Jones announced that the Planning Commission meeting will continue with the Land Use Element on Thursday, November 30th and all members of the audience are welcome to attend. Meeting adjourned at 10:40 p.m.

Chairperson

Recording Secretary

November 17, 1989

Members of the Rohnert Park City Council, Planning Commission, and city administrative staff:

The existing method and timing of public input into the G.P. update process are factors that restrict the level of public participation.

The average person who is unfamiliar with City Hall is not going to feel comfortable at a formal public hearing to speak in front of a whole roomful of people -- especially if some are hostile.

Also, there are other people who work, or don't have a babysitter, or don't have transportation or for a variety of other reasons find it very difficult to attend public hearings according to the existing fast track schedule.

If anyone doubts that there aren't a large number of people who have something to say about the G.P. update, just look at the numbers who responded to the city mail questionnaire.

I don't believe you can just sit back in city hall and wait for people to come to you --

At this point there is too much under-current of public unrest to ignore it. If city hall persists with its unreasonably short time schedule and in the process denies sufficient opportunity for public input, then you can expect less than enthusiastic public support for the final document.

Also, it could open the whole update process to further legal challenge.

Needed and planned development will be further delayed and nobody's interests will be served ---- not developers, not city hall, and certainly not the citizens of Rohnert Park.

Last night the city attorney allowed that the court could grant extensions of time up to 1 year if the city is making good faith progress to come up with a new plan. We should use this time.

Correspondence					
to ea. Councilman					
Copy to	PC Member				
Copy to	P.S.				
Copy to	C.L.				

RECEIVED

NOV 20 1989

CITY OF ROHNERT PARK

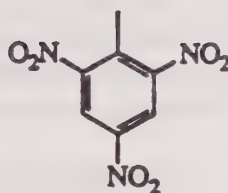
I would like you to consider this suggestion:

- stop the schedule of formal public hearings before the next step in process begins.
- then, appoint a G.P. advisory committee to take over the process of putting together a draft plan.
- make committee appointments from among many different R.P. constituencies.
- allow each constituency to nominate their own representative but advise them to avoid the zealots in their group and try instead to pick the most level headed and impartial nominee if they want that person to be effective on the committee.
- provide funding to the committee for a professional advisor and provide city staff support to the committee for admin. needs.
- establish clear goals, time tables, and authority to the committee, and sole responsibility to produce the draft update.
- after draft submitted by committee, open public hearings again to seek final comments prior to final submission of G.P. for acceptance and approval.

Submitted by,

Dave Mochel
4405 Hollingsworth Cir.
Rohnert Park

Memo 11/26/89
To: Mayor and Council
From: Dave
Re: General Plan



I am finding the existing method of reviewing the General Plan to be difficult at best. Although most of the plan presented by staff is acceptable as a starting point, it does not entirely address issues of open space, land use, conservation, housing and other elements I would like to see in the General Plan. Because of the "fast track" approach I am very worried about the opportunity for the Council, Planning Commission, and Public to adequately debate the proposals presented by staff. Therefore, I have taken the time to note the items of concern to me within the proposed plan. My overall goals, as presented in this draft, are geared towards defining Rohnert Parks final build out, providing a permanent open space buffer around the City, managing growth to stay with in the guidelines of an environmentally sound community, and meeting some projected growth in a well balanced housing supply.

Section 2-Land Use:

On page 2.8. The paragraph near bottom of the second column which begins "It is now generally anticipated that the area in the City's easterly sphere of influence....." should not be included. To my knowledge the City Council has at no time set a policy stating which portions of our spheres would be developed first or describing what would be within the sphere. It seems the general plan review should deal with what uses should be in all areas of our spheres. For example a goal of mine would be to have a significant portion of our spheres be left in usable open space.

On page 2.8. Sonoma State University deserves a mention in the general plan. Several other large developments which will have large impacts on jobs and housing the future of the City, such as Hewlett-Packard, State Farm, Pacific Bell, should also be mentioned.

On page 2.14. The first paragraph which deals with South Santa Rosa Avenue should include a statement resolving to maintain the Northern Boundary open space buffer as stated in the Sonoma County General Plan.

On page 2.14. In the event annexation of Canon Manor is required by LAFCO the City should attempt to require a legal resubdivision of the land in order to create amenities such as parks and school sites and to reduce the cost of providing services.

On page 2.19. Add an additional category of permanent open space.

On page 2.20. Add four new objectives.

9. Establish permanent boundaries for the City of Rohnert Park in order to insure that the City retain the small town atmosphere, environmental quality and other amenities that make this an attractive place to live and work.

10. Create a permanent open space buffer surrounding the City boundaries.

11. Create land use patterns that will minimize resident and worker requirements for automobile transportation.

12. Work with County, State, Regional and other Local governments to guarantee a more regional approach for providing balanced housing and job markets.

On page 2.22. Under Item 17. Include the imposition of permanent open space dedication on the outer border of our spheres as a condition of annexation. Perhaps each acre annexed for development would be required to provide one acre within the designated open space areas.

On page 2.22. Under Item 23. The idea of a new City in Sonoma County should be encouraged but only if other Cities, such as Rohnert Park are permitted to maintain a limited total population. A new City without that condition will only further degrade the amenities of Sonoma County. Reference to the specific site should be taken out.

On page 2.22. Add Item 24. All new development will be required to meet LOS for traffic circulation (see page 3.14 item 2 column 2) and mitigate all impacts on water and sewer capacity without placing added financial burdens on existing residents.

Section 3-Circulation

On page 3.5. Figure 3.4 does not include data for LOS on the North end of Commerce. Who determined these levels? Some of the A designations seem unreasonable.

On page 3.9. Figure 3.6 does not include data from the EIS on traffic data for Roberts Lake Road intersection with Golf Course Drive.

On page 3.11. The section on Bicycle Facilities understates the present and future importance of bikeways in the City.

On page 3.15. Insert between Item 7 and 8. The City may require large new commercial or industrial sites to provide transit stops.

On page 3.15. Add three items.

o. Plan and construct a north-south bikeway/pedestrian way parallel to Highway 101 from Cotati to Santa Rosa Avenue.

p. Plan and construct a bikeway along Copeland Creek from Snyder Lane to Petaluma Hill Road connecting with Crane Creek Regional Park Bikeway.

On page 3.16. Item 14. Change to "The City of Rohnert Park will develop a program to insure that employers adopt flex time policies and programs.

Section 4-Housing

On page 4.5. Is the statement on wastewater on the top of the page true? The Council has been assured that the Commercial and Industrial development has been built into the existing housing quotas (for example at the last meeting).

On page 4.16. Remove Pete's bias on trains. Read consultant for 101 Corridor Committee report on proposed trains.

On page 4.18. The third paragraph on solar energy savings is not correct. The plan should include objectives and statement encouraging the use of solar (particularly passive) in housing and commerce. Simply improving site locations of buildings and windows can greatly increase energy efficiency.

On page 4.18. The plan should also address the potential problems of continued construction and use of inefficient wood stoves and fireplaces. As air quality standards in the valley deteriorate remedies will be required.

On page 4.20. Items 3.4. and 5 which will decide future growth patterns should be done by a broad based Citizens General Plan Committee. The current "fast track" review of the General Plan hopefully will meet State Law. Planning future growth should be done in the "traditional" manner. The Citizens Committee can make their recommendations to the Planning Commission and Council.

V.16 On page 4.22. Add element for Solar Energy in housing.

Section 5-Conservation

On page 5.11. Add change 9 and add three objectives.

9. Minimize the potential of toxic substances contamination by implementing the local guidelines outlined in Sonoma County's Tanner Plan.

14. Decrease the total volume refuse carried to the sanitary landfill by increasing programs in recycling, reuse and composting.

15. Increase the wildlife habitat in existing creeks and drainage channels by tree planting, improvements in landscaping and minimizing the amount of landscape removal done by the County when it dredges the channels.

16. Make every effort to replace groundwater with treated wastewater for the irrigation of parks, golf courses, and other green and open spaces.

On page 5.12. Add 2 Proposals.

15. Extend a pipe for treated wastewater from some existing line to the eastern border of the City. (Along Copeland Creek?)

16. Investigate Crane Park as a possible small reservoir site for wastewater storage in order to make use of year around gravity flow of clean water into creeks and waterways.

Section 6-Open Space

On page 6.1. A better model for open space and golf courses than Rohnert Park's should be used. Any new courses need to provide substantially more public open space. Golf course design should be done in such a way as to minimize golf ball damage.

On page 6.1. In the same paragraph it should be noted that agricultural use and zoning is a form of open space.

On page 6.3. In Item 6. Needs some clarification based on some of the descriptions in the text. Perhaps development here with transfer of the funds for purchase of larger portions of open space elsewhere would be more beneficial.

On page 6.4 . In Item 10. Change to allow acquisition of any land within the spheres as a regional park.

On page 6.4. In item 13. Include acquisition of large parcels of land within the spheres of influence as well as outside the spheres of influence.

Section 8-Safety

On page 8.12. Insert between item 12 and 13. Develop a list of those citizens who may have special needs during and earthquake and develop a program that will ensure early contact in the event of an emergency.

On page 8.13. Insert between items 19 and 20. Continue hiring, training of fire services specialists within the Department of Public Safety.

«DATA Address List-11/20»

November 20, 1989

«nameaddress»

Dear «lastname»:

The turnout for the General Plan meetings last week was exceptional. The next General Plan meetings will be next Monday, November 27 and Thursday, November 30. The meetings will begin at 7:30 p.m. They will be held at City Hall, 6750 Commerce Boulevard, Rohnert Park.

The City has published a draft General Plan. It is now available at City Hall for \$5.00. On Monday, the Planning Commission will begin review of the Land Use element of the Draft General Plan. Issues that will be discussed include growth management, total population, and pattern of land uses.

Thursday, if time permits, the Planning Commission may begin review of the Circulation element including traffic congestion, street improvements, and bikeways.

The Planning Commission will listen to whatever comments, observations, criticisms, proposals, and ideas those attending wish to express. This will continue until everyone has had their say.

We hope to see you at these continuing meetings!

Sincerely,

Carl Eric Leivo
Assistant to the City Manager

CEL:dt

Scott Ahrens
5101 Hacienda Court
Rohnert Park, CA 94928

Norah Alford
101 Enterprise, #75
Rohnert Park, CA 94928

Jim Angelo
5785 Dolores
Rohnert Park, CA 94928

Henry Arian
4567 Harbor Lane
Rohnert Park, CA 94928

Marcelle Arian
4567 Harbor Lane
Rohnert Park, CA 94928

Evelyn R. Beauchamp
1117 Cielo Circle
Rohnert Park, CA 94928

Harvey Bell
700 Lindsay Avenue
Rohnert Park, CA 94928

Henry Bills
1161 San Antonio
Rohnert Park, CA 94928

Ray Biloplavek
815 Corti Aziel
Rohnert Park, CA 94928

Joseph Boyle
1372 Mattice Lane
Rohnert Park, CA 94928

Mrs. Raymond A. Brooks
P. O. Box 1173
Rohnert Park, CA 94927-1173

Janice Brown
4438 Hollingsworth Circle
Rohnert Park, CA 94928

Leff Brown
4438 Hollingsworth Circle
Rohnert Park, CA 94928

Clifton Buck-Kauffman
1039 Madrone Avenue
Cotati, CA 94931

Thomas Brenton Burrell
6189 San Mateo Court
Rohnert Park, CA 94928

Marion Burrell
6189 San Mateo Court
Rohnert Park, CA 94928

T. Robert Cato
6197 Santa Clara Place
Rohnert Park, CA 94928

James Christian
1300 North Dutton, Suite 106
Santa Rosa, CA 95401

Frank M. Christmas
7380 Circle Drive
Rohnert Park, CA 94928

James M. Clark
80 Walnut Circle
Rohnert Park, CA 94928

Dixie Conway
5680 Daniel Drive
Rohnert Park, CA 94928

Patricia M. Costello
430 Santa Barbara Drive
Rohnert Park, CA 94928

Consuelo Couley
6179 San Bruno Court
Rohnert Park, CA 94928

Julia D'Addario-Ahrens
5101 Hacienda Court
Rohnert Park, CA 94928

Tim Danesi
6400 Meadow Pines Avenue
Rohnert Park, CA 94928

Bambi Dennett
5349 Daniel Drive
Rohnert Park, CA 94928

Rick Dennett
5349 Daniel Drive
Rohnert Park, CA 94928

Betty Ferra
433 Ava Avenue
Rohnert Park, CA 94928

Tony Ferra
433 Ava Avenue
Rohnert Park, CA 94928

Richard Forrest
1339 Megan Place
Rohnert Park, CA 94928

Denny C. Freeman, DC
340 Raley's Towne Centre
Rohnert Park, CA 94928

Margaret Fuller
5730 Davis Circle
Rohnert Park, CA 94928

Dawna Gallagher
7342 Rasmussen Way
Rohnert Park, CA 94928

Thomas J. Gallagher
7342 Rasmussen Way
Rohnert Park, CA 94928

Sandra L. Geary
1422 Montana
Rohnert Park, CA 94928

George Geister
5715 Davis Circle
Rohnert Park, CA 94928

John Giertz
455 Alta Avenue
Rohnert Park, CA 94928

Frank Gilman
85 Alma Avenue
Rohnert Park, CA 94928

Homer Goodwin
41 Yaurel Court
Rohnert Park, CA 94928

Pilar Goodwin
41 Yaurel Court
Rohnert Park, CA 94928

Mike Gragg
7408 Brenda Way
Rohnert Park, CA 94928

Flo Gresty
4507 Fairway Drive
Rohnert Park, CA 94928

Alfred Haggerty
167 Fescue Way
Rohnert Park, CA 94928

Laura Hamilton
8025 Beverly Drive, #301
Rohnert Park, CA 94928

Craig Harrington
1936 Spring Street
Healdsburg, CA 95448

Ron Harris
333 Enterprise, #29
Rohnert Park, CA 94928

E. Heison
915 Dorine Avenue
Rohnert Park, CA 94928

Linda Henderson
1433 Magnolia Avenue
Rohnert Park, CA 94928

Molly Herman
4855 Synder Lane, Apt. 382
Rohnert Park, CA 94928

John Hoobler
7102 Adrian Drive
Rohnert Park, CA 94928

Marjorie Jean Hoobler
7102 Adrian Drive
Rohnert Park, CA 94928

George Horwedel
7669 Camino Colegio
Rohnert Park, CA 94928

Catherine Isett
1435 Muir Place
Rohnert Park, CA 94928

Rick Kaufman
1520 Holly Avenue
Rohnert Park, CA 94928

Mrs. W. B. Kery
4750 Country Club
Rohnert Park, CA 94928

Karl Kim
217 Fauna Avenue
Rohnert Park, CA 94928

Jerry Kohler
371 Bonnie Court
Rohnert Park, CA 94928

Lewis J. Kuehm
1406 Gregory Court
Rohnert Park, CA 94928

Joseph Louvar
912 Edna Court
Rohnert Park, CA 94928

Theresa J. Louvar
912 Edna Court
Rohnert Park, CA 94928

Alvin Reed Lyle
4536 Fairway Drive
Rohnert Park, CA 94928

Cathe Lynch
8201 Camino Colegio, #90
Rohnert Park, CA 94928

Barbara MacKenzie
1536 Gladstone Way
Rohnert Park, CA 94928

Jake MacKenzie
1536 Gladstone Way
Rohnert Park, CA 94928

Ed Maness
963 Ellen Court
Rohnert Park, CA 94928

Jim Manion
439 Ava Avenue
Rohnert Park, CA 94928

Ray McKenzie
7729 Montero Drive
Rohnert Park, CA 94928

James Michener
1312 Gold Way
Rohnert Park, CA 94928

Dave Mochel
4405 Hollingsworth
Rohnert Park, CA 94928

Linda Morand
5297 Eunice Street
Rohnert Park, CA 94928

Paul Morand
5297 Eunice Street
Rohnert Park, CA 94928

Lee Neuerburg
7621 Beverly Drive
Rohnert Park, CA 94928

Ron Neuerburg
7621 Beverly Drive
Rohnert Park, CA 94928

Edward O'Brien
1525 Holly Avenue 1
Rohnert Park, CA 94928

Marjorie O'Brien
1525 Holly Avenue 1
Rohnert Park, CA 94928

Kevin Otten
328 Allan Avenue
Rohnert Park, CA 94928

Charmaine Padilla
252 Fig Ct.
Rohnert Park, CA 94928

Linda R. Park
1265 Camino Coronado
Rohnert Park, CA 94928

Darryl Parkinson
1373 Parkway
Rohnert Park, CA 94928

Robert Powell
952 Hawthorne Circle
Rohnert Park, CA 94928

Karyn Pulley
6390 San Rafael Court
Rohnert Park, CA 94928

Monique Purkett
64 Francis Circle
Rohnert Park, CA 94928

S. Purkett
64 Francis Circle
Rohnert Park, CA 94928

Richard J. Radtke
6188 San Ramon Place
Rohnert Park, CA 94928

Herbert Ray
1383 Middlebrook Way
Rohnert Park, CA 94928

Reji Ray
1383 Middlebrook Way
Rohnert Park, CA 94928

James E. Redding
7147 Barbi Lane
Rohnert Park, CA 94928

Beth Robertson
4722 Fairway Drive
Rohnert Park, CA 94928

Jimmie Rogers
101 Golf Course Drive
Rohnert Park, CA 94928

Joyce Rogers
101 Golf Course Drive
Rohnert Park, CA 94928

David Rostov
39 Walnut Circle
Rohnert Park, CA 94928

Cecelia Russell
1550 Parkway Drive
Rohnert Park, CA 94928

Lon Russell
1550 Parkway Drive
Rohnert Park, CA 94928

Gene Schwarz
26 Freedom Place
Rohnert Park, CA 94928

Lisa Schwarz
26 Freedom Place
Rohnert Park, CA 94928

Calvin Scollon
101 Enterprise Drive, #142
Rohnert Park, CA 94928

Coralia Serafim
761 Lincoln Avenue
Rohnert Park, CA 94928

Rhonda Shawner
7592 Beverly Drive
Rohnert Park, CA 94928

Suzanne Shriver
7333 Cornell Avenue
Rohnert Park, CA 94928

John Sime
2 Las Casitas Drive
Rohnert Park, CA 94928

Elizabeth Smalarz
1541 Genesis Court
Rohnert Park, CA 94928

Bruce Smith
4501 Heath Circle
Rohnert Park, CA 94928

Spring Songbird
1333 Gold Way
Rohnert Park, CA 94928

Monse Speer
699 Lincoln Avenue
Rohnert Park, CA 94928

Pam Stafford
5793 Dexter Circle
Rohnert Park, CA 94928

Georgia Clark Stevens
101 Enterprise Drive #99
Rohnert Park, CA 94928

Jeanne Stratford
7789 Montero Drive
Rohnert Park, CA 94928

John R. Stratford
7789 Montero Drive
Rohnert Park, CA 94928

Whitey Stratton
375 Holly Avenue
Rohnert Park, CA 94928

Kristin Swanson
7075 Adele Avenue
Rohnert Park, CA 94928

Mike Terwilliger
1165 Santa Cruz Way
Rohnert Park, CA 94928

A. Scott Thimann
1481 Parkway Drive
Rohnert Park, CA 94928

Renée Thimann
1481 Parkway Drive
Rohnert Park, CA 94928

James B. Thomas
4405 Hamlet Court
Rohnert Park, CA 94928

James Thompson
4300 Gloria Court
Rohnert Park, CA 94928

Mrs. James Thompson
4300 Gloria Court
Rohnert Park, CA 94928

Helen M. Todd
961 Santa Cruz Way
Rohnert Park, CA 94928

Jay Todd
961 Santa Cruz Way
Rohnert Park, CA 94928

David Van Nuys
6189 San Bruno Court
Rohnert Park, CA 94928

Jerry Weiss
P. O. Box 7044
Cotati, CA 94931

Chip Worthington
808 Mitchell Avenue
Rohnert Park, CA 94928

Tim Wright
P. O. Box 499
Cotati, CA 94931

★ ★ GENERAL PLAN MEETING ★ ★

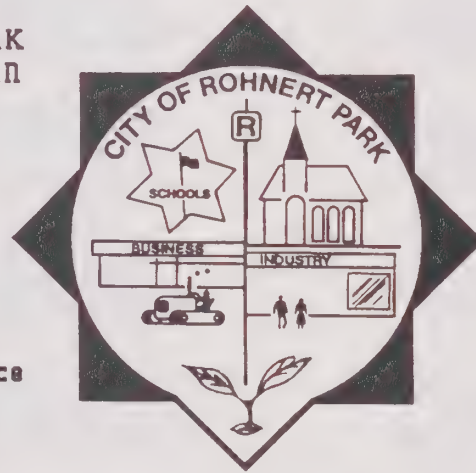
For the members of the public, the Rohnert Park Planning Commission will conduct a General Plan Meeting on Monday, November 27, 1989, and Thursday, November 30, 1989, at 7:30 p.m. in the City Council Chambers at 6750 Commerce Blvd.

The purpose of the meetings is to review the Rohnert Park draft General Plan and the seven mandatory elements. The Land Use and Circulation Elements will be discussed at these meetings.

Copies of the draft General Plan are available at the Rohnert Park Planning Department for public review and comment at City Hall.

1989 ROHNERT PARK GENERAL PLAN MEETING

MONDAY,
NOV. 27
THURSDAY,
NOV. 30
7:30 P.M.
CITY HALL
6750 Commerce
Boulevard
Council
Chambers



Pact that might have been

Proposed RP settlement offered mixed blessings

By DAVID ALLEN

Rohnert Park's hurry-up process to update its General Plan would have been slowed down considerably by acceptance of the Sierra Club's proposed settlement but might have left the city open to further litigation.

City leaders say the plan update is on a fast track with a three-month completion time because of the two Sierra Club lawsuits that have blocked further projects in 78 acres in the city's northwest corner

and halted building approval for the Price Club shopping center. The lawsuits claim the projects were approved using an inadequate General Plan last updated in 1973 and out-of-date environmental impact reports.

Superior Court Judge Laurence Sawyer could order the city to update its General Plan within 120 days, but hasn't yet done so.

That update would have taken nine months to a year if the City Council had accepted an out-of-

court settlement proposed by the Sierra Club Oct. 31 that also mandated club participation in the update process.

City officials met with Sierra Club attorneys Oct. 26 in an attempt to reach a settlement before the Nov. 1 court hearing on the suits and apparently reached a very rough verbal agreement.

Sierra Club attorneys drafted an agreement proposal that the city rejected. A copy of the 20-page proposal was obtained by The

Clarion.

It called for the city to hold meetings in each neighborhood and mobile home park before beginning the process, hire a professional planning consultant to write the plan and an environmental impact report, and appoint a 30-member citizens advisory committee to oversee the work.

Committee members would have been chosen through the application process by another five-member committee.

See UPDATE, Page 2

UPDATE

From Page 1

ber group co-plaintiff Harvey Bell said was designed to limit possible development interests. Represented on the committee would have been the Sierra Club, the League of Women Voters, the Concerned Citizens for Rohnert Park group begun by Bell, the City Council and the Chamber of Commerce.

But Mayor Charlie Cochran said it would have been foolhardy to accept a plan that didn't protect the city from litigation on other potential projects, especially considering the longer time-frame for the update called for in the proposal.

"What about the other commercial developers in the city and others who have, frankly, tax exchanges riding on their investments?" Cochran said.

Price Club officials pulled their plans from the city citing continuing legal troubles over the shopping center site. Cochran estimates the center would have brought in \$600,000 to \$1 million per year in sales-tax revenues.

Bell acknowledged he and the Sierra Club would be concerned over project proposals with "huge impacts" for as long as the General Plan is out of date without recent citizen input. The possibility of more lawsuits in that eventuality would have to be discussed between himself and Sierra Club attorneys, he said.

But, he said, "the agreement could be made clearly so each side understands what's okay and what's not okay."

In rejecting the proposal the city made a response that hasn't been answered. Cochran and City Attorney John Flitner said. Bell said he and Sierra Club attorney Trent Orr don't consider the response an offer.

The Sierra Club's proposal asked that the update process begin no sooner than next Jan. 2 and that it start by hiring a consultant and holding neighborhood meetings. Six bi-weekly citywide workshops would each be centered on a particular issue in the plan.

The 30-member committee would then hold eight bi-weekly meetings and come up with a proposed plan and two alternative plans. Concerned Citizens for Rohnert Park would come up with a third alternative.

Concurrently, an environmental impact report would be prepared by the consultant with analyses of traffic, bicycle and pedestrian routes, biological resources, public services, population levels, county General Plan policies such as open space as community separators, and planned expansion of urban boundaries.

When the plans and environmental impact report were finished, the Planning Commission and then the City Council would each hold five hearings, each meeting focusing on a separate topic. No more than one meeting would take place a week.

The proposal says that if it were accepted, Bell and the Sierra Club would drop their suits and allow the northwest projects to proceed. The Price Club could also proceed if the city did a traffic study and took care of any problems the study showed.

"Our business isn't to stop the Price Club," Bell insisted. He said he and the Sierra Club's attitude in negotiations is, "If the Price Club is that important to you, we're willing to let you build it. All we want is a fair General Plan being done."

Attorney Orr wouldn't comment on the negotiations or proposal because he said they were supposed to be "absolutely confidential."

The city has followed a far faster process to get the update done than the settlement proposed.

City employees began writing an update in September and copies should be ready for public distribution Monday. Two to three meetings are scheduled each week in order to get the plan done by February.

City Manager Pete Callinan stresses that "Nothing's set in stone" and that more meetings can be scheduled by the Planning Commission or City Council.

"They may get a lot of comment and it may slow down how much they get through," he said.

Meetings will not follow any formal agenda and will instead talk about whatever elements those attending are concerned with, he said.

The City Council in an emergency measure Tuesday approved hiring the Earth Metrics firm in Burlingame for \$37,000 to prepare an environmental impact report for the plan. Callinan said the report would take "several months" and its adoption might be after the plan update's. But information from the hearings would be incorporated into the report, he said. "They'll all be conjunctive, as close as we can get them," he said.

Assistant City Manager Carl Leivo said work was two weeks behind but that plans were the report and update would both be ready for adoption in February. Hearings on the report were tentatively scheduled to begin Dec. 18. Two to three hearings each week on the update are scheduled into January.

Bell was surprised to hear that the update might be adopted before its environmental impact report. "How would you approve a General Plan without knowing its impacts?" he said. "Clearly they're leaving themselves open for more suits."

Cotati, which last updated its General Plan in 1981, is also in the throes of another update. The city began the process in 1985 and, after several stops and starts, officials hope to have the update adopted early next year.

"We're averaging two to three meetings a month," Planning Director Dennis Dorch said. "We couldn't have any more meetings than that because the process requires minutes to be taken and staff time to process the information. It's too time-consuming for us to go faster. We just couldn't go any faster. But that's us."

City Manager Randy Johnsen said Earth Metrics also prepared his city's environmental impact report, at a cost of \$15,000. The report was authorized last February and finished in August.

Cities can specify the type of report they want done, Johnsen said. "Every place where we've clearly made a determination in our Planning Department that there is no impact — you don't study those," he said.

★ ★ GENERAL PLAN MEETING ★ ★

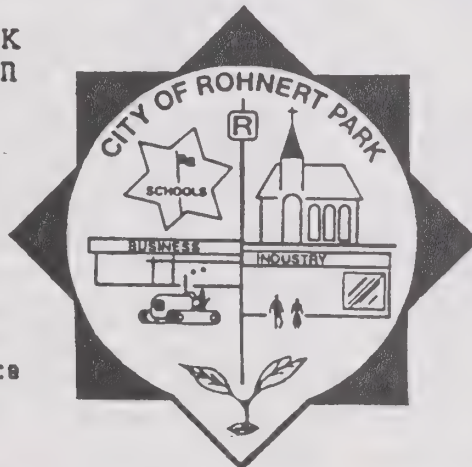
For the members of the public, the Rohnert Park Planning Commission will conduct a General Plan Meeting on Monday, November 27, 1989, and Thursday, November 30, 1989, at 7:30 p.m. in the City Council Chambers at 6750 Commerce Blvd.

The purpose of the meetings is to review the Rohnert Park draft General Plan and the seven mandatory elements. The Land Use and Circulation Elements will be discussed at these meetings.

Copies of the draft General Plan are available at the Rohnert Park Planning Department for public review and comment at City Hall.

1989
ROHNERT PARK
GENERAL PLAN
MEETING

MONDAY,
NOV. 27
THURSDAY,
NOV. 30
7:30 P.M.
CITY HALL
6750 Commerce
Boulevard
Council
Chambers



EDITORIAL—

City rejects Sierra Club settlement

The city of Rohnert Park has rejected a proposed settlement of the lawsuits brought by the Sierra Club, and after reading the Sierra Club's proposal we applaud the city for rejecting what can only be described as attempted blackmail.

In exchange for dropping its suit against the city for an allegedly outdated General Plan, the Sierra Club asked essentially that it become a de facto branch of government. A Sierra Club representative, along with a sympathizer from its ad hoc Concerned Citizens of Rohnert Park group, would have been appointed to a committee entrusted with setting the planning procedure in motion.

These unelected Sierra Club supporters would have helped to screen citizens applying for a 30-member advisory committee to oversee the creation of a new General Plan. A long and tedious planning process would have followed, designed to give dedicated Sierra Club supporters maximum control of the final recommendations. The so-called Concerned Citizens group would have been able to submit its own General Plan alternative to be considered equally with anything developed by the advisory committee.

And the city of Rohnert Park would have paid the Sierra Club's attorney fees, even though the city might still be vulnerable to further Sierra Club lawsuits.

Clearly, the Sierra Club hoped that the city was "greedy" enough for development to surrender a major planning process to the club's regional agenda of stopping growth. And it hoped local citizens were apathetic enough to stand by while unelected Sierra Club members took over the design of a new General Plan.

But it was wrong. At a recent General Plan public hearing the so-called Concerned Citizens of Rohnert Park found themselves massively outnumbered by nearly a hundred Rohnert Park residents fed up with the Sierra Club's tactics. And the club's proposed "settlement" revealed too many of the club's true intentions to warrant any serious consideration from the city.

The Sierra Club is on its own mission from God, and Rohnert Park is only a step along the way. Halting the city's development is part of a regional agenda to stop economic growth in the North Bay. If you doubt it, look at a Sierra Club-supported proposal in Marin County to spend \$348 million in highway monies to buy up residentially zoned land so no one can build homes on it.

The Sierra Club is entitled to its views. But to win acceptance for them in Rohnert Park its representatives can run for office or apply for a seat on the Planning Commission. Forming a front group and attempting a litigious coup d'etat just won't work.

—Bill Haigwood



LETTERS

8 Wednesday, November 22, 1989
Rohnert Park-Cotati Clarion

CLUB'S LAWSUIT COUNTERPRODUCTIVE

Editor:

I would like to say thanks a lot to Harvey Bell and the Sierra Club. They have managed to chase away the Price Club, causing Rohnert Park citizens to continue to drive to Santa Rosa to shop for many items which would have been available here.

How ironic that an organization whose supposed goal is to protect the environment should take actions which further promote traffic congestion on Highway 101, increasing air pollution and consumption of fossil fuels.

Let's get the record straight! Harvey Bell and the Sierra Club don't care about the General Plan ... their goal is to stop any kind of growth in Rohnert Park, and they will use any legal loopholes they can find to achieve that end.

Ron Neuerburg
Rohnert Park

ANTI-DEVELOPMENT IS BAD FOR CITY

Editor:

Cities no longer receive monies from the federal government or the state government to keep their budgets fiscally sound. School impact fees go directly to the schools. Consequently, the backbone of the cities' financial survival is the bedroom taxes from hotels and

motels and sales tax revenues from local businesses.

All of the businesses that would be created by the development on the west side of the freeway would help bring in the money that would keep Rohnert Park financially fit. All of that property is zoned for businesses like Price Club, motels, restaurants, service stations and recreational businesses.

The Sierra Club and Harvey Bell do not have the best interests of the city in mind when they stop these kind of projects.

Audrey Chaon
Rohnert Park

RAIL OVERDUE

Editor:

Sonoma County commuters were heartened recently when Janet Nicholas, chairwoman of the Board of Supervisors, affirmed that the board stands ready to join with Marin County in negotiating purchase of the Northwestern Pacific right-of-way.

This action is long overdue. Having recently been reminded of the damage an earthquake can inflict upon our bridges, it is essential that we proceed with the least possible delay to provide the public an efficient and dependable coordinated rail/ferry service to San Francisco as an alternative to a jammed Highway 101.

Unlike most public transit systems, the NWP will not be wholly dependent upon passenger fares to defray its operating costs. Freight traffic revenues will continue to provide an important source of income, thus minimizing the need for government subsidies to operate and maintain the service.

The future extension of the line from San Rafael to Richmond will

enable the quick interchange of freight traffic with the SP, UP and Santa Fe, and will provide and direct connection with BART. Because of the difference in track gauge, a car-to-car transfer at Richmond will be necessary for those passengers en route to or from BART stations. Because the Richmond/San Rafael Bridge cannot accommodate rail trackage, a parallel trestle must be built which can also serve as a permanent platform for a Marin water supply line for the East Bay.

The cost to construct the Richmond rail extension should prove much less than a proposed BART under-the-bay tube or trackage across the Golden Gate Bridge. Combined with passenger traffic income, the additional revenues accruing from a vastly improved rail freight service will render the Richmond route far more productive and economical because of its multi-use purposes.

Virgil B. Weidner
Rohnert Park

WHY WE SUED

Editor:

There have been a lot of insinuations and allegations made by officials of Rohnert Park about the Sierra Club suit against the city, and I would like to clear up the murky water.

Why was it necessary to sue? The Sierra Club and I sued the city of Rohnert Park as a last resort. The city was breaking the law and the court was the only effective way to force them to stop.

In 1988 their own attorney, John Flitner, told them that the General Plan was outdated. He even said that the city was open to being

See LETTERS, Page 9

LETTERS

From Page 8

sued. The City Council decided not to heed his recommendation. Sierra Club representatives and I also asked the council and the Planning Commission not to approve further development without first updating the General Plan.

Not only did the city go ahead with building approvals, but they also violated the California Environmental Quality Act in the process (laws designed to protect those of us who live here and the health and well-being of our environment). It was our last resort to bring suit against the city to make them uphold and follow the law, and so far, the judge has agreed with our contention.

As a result of the current suits, further development in the northwest corner of the city and the Price Club development were temporarily stopped. It is clear that no specific environmental impact report was done on the Price Club to ensure that there would be no major negative impacts on the city. The City Council keeps referring back to a General Plan last fully updated in 1973 and to a general EIR done on the whole area which was based on data from the 1960s. This is not adequate (or legal) for 1989 development decisions. Local residents deserve more assurance that development is in their best interests.

They say we are stopping needed sales tax dollars. Actually, the city of Rohnert Park stopped the Price Club from being built by not following the law. If the council had updated the General Plan as required and requested, and if they met the requirements of CEQ, the Price Club might have been built (with a proper EIR).

Mayor Charlie Cochran appears to have been misleading people by saying that our city's only sources of revenue are sales tax and hotel bed tax. The 1988 Rohnert Park annual report shows that tax revenues accounted for only 12.2 percent of our city's budget. Bond sales, profits from utility operations, license permits and other sources covered the majority. And of all taxes received, property tax (not sales tax) was the largest source, followed by sales and hotel taxes. In addition, in 1988, the city had almost \$1 million of "surplus" (called discretionary monies) of which \$500,000 was put into infrastructure reserves. So what is the basis for claims that residents could lose services if we don't get the Price Club?

What do we hope to accomplish with our suits? Our intention has been clear from the start. Our only purpose is to have Rohnert Park properly update the General Plan and then meet the requirements of CEQA when evaluating and approving development. All we want is for the city to follow the laws as they are written in order to keep Rohnert Park a healthy place in which to live and work.

What about this extensive General Plan update process they say we want? What we have been asking for, and what the state of California suggests for all cities, is that the city follow the guidelines for updating a general plan as written by the state's Department of Planning and Research. Rohnert Park officials do not want to follow this process thoroughly.

The Sierra Club suits have not caused their three-month plan. Even the court would allow more time than the council wants to take (the judge may well extend the allowed planning period well beyond the early January General Plan completion date targeted by the mayor).

The City Council has proposed an inadequate General Plan update process; has a recent history of not adhering to the city's "no annexation" policy; had been accused by neighboring cities of fostering rampant development; has not provided for permanent protection of open space and agricultural lands (one of the top topics at the recent town meeting) and appears to have little or no concern for the effects of development on traffic congestion, noise levels, school overcrowding, water supply, sewage disposal capacity or maintaining clean air.

The actions of the Sierra Club and other groups are necessary to help ensure the long-term health and quality of life here. The Concerned Citizens For Rohnert Park can be contacted for more information or to become actively involved by writing c/o 700 Lindsay Ave., Rohnert Park 94928 or calling 795-0655.

Thanks to the Sierra Club, people can have an effect for the future of our communities. Thanks to the suit with the city, Rohnert Park must now update a long-outdated General Plan and follow the laws governing development. And because of the City Council's previous mistakes, we may have lost the Price Club.

The next step is for more Rohnert Park residents to get involved in planning the future so that their city will be what they want and need.

Harvey Bell
Rohnert Park

★ ★ **GENERAL PLAN MEETING** ★ ★

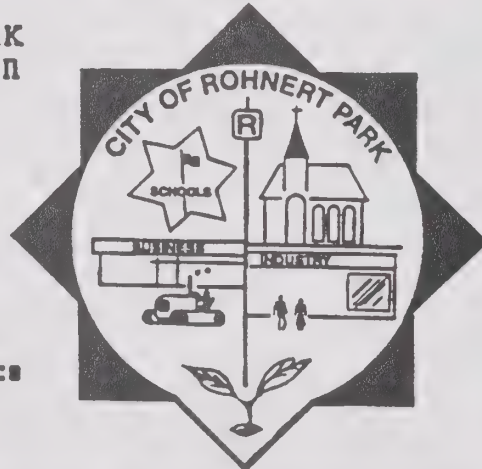
For the members of the public, the Rohnert Park Planning Commission will conduct a General Plan Meeting on Monday, December 4, 1989, and Thursday, December 7, 1989, at 7:30 p.m. in the City Council Chambers at 6750 Commerce Blvd.

The purpose of the meetings is to review the Rohnert Park draft General Plan and the seven mandatory elements. The Housing, Conservation, and Open Space Elements will be discussed at these meetings.

Copies of the draft General Plan are available at the Rohnert Park Planning Department for public review and comment at City Hall.

**1989
ROHNERT PARK
GENERAL PLAN
MEETING**

**MONDAY,
DEC. 4
THURSDAY,
DEC. 7
7:30 P.M.
CITY HALL
6750 Commerce
Boulevard
Council
Chambers**





APPENDIX VI

PLANNING COMMISSION GENERAL PLAN MEETING

November 30, 1989

The Rohnert Park Planning Commission continued its review of the Draft General Plan on November 30, 1989. Notice of the meeting was published in the Clarion and invitations were sent to 122 individuals. The meeting began at 7:30 p.m. and was held at City Hall, 6750 Commerce Boulevard.

The Planning Commission Chairperson opened the meeting and the Planning Commission continued with its review of the Chapter 2 - Land Use. The Planning Commission identified changes in the chapter that should be included in the Planning Commission Draft of the General Plan.

Upon completing its review of Chapter 2, the Planning Commission began its consideration of Chapter 3 - Circulation. City staff reviewed the chapter. Then the Planning Commission Chairperson asked for public comments.

Public comments regarding circulation included: encouraging light rail transit service, synchronization of traffic signals, pedestrian and bicycle access, and truck traffic.

Upon completion of all public comments, the Planning Commission began its review of Chapter 3. The Commission identified changes that should be included in the Planning Commission Draft of the General Plan.

ROHNERT PARK PLANNING COMMISSION MINUTES
GENERAL PLAN PUBLIC MEETING
THURSDAY, NOVEMBER 30, 1989

The Planning Commission of the City of Rohnert Park met this date in a regular session commencing at 7:30 p.m. in the City Council Chambers, 6750 Commerce Blvd. with Chairperson Jones presiding.

Chairperson Jones called the meeting of the regular session to order at approximately 7:30 p.m. with Commissioner Mullins leading the pledge of allegiance.

Planning Commissioners Hamilton, Hirson, Mullins, Davis and Jones were present. Planning Director Skanchy, City Engineer Ron Brust and Assistant to the City Manager, Carl Leivo were present.

Upon motion of Commissioner Hirson, seconded by Commissioner Davis, the Minutes of November 27, 1989 were approved.

Chairperson Jones opened the meeting with the continued review of the Land Use Element.

Planning Director Skanchy reviewed the incoming correspondence and introduced into the Minutes a letter written by Dave Mochel, 4405 Hollingsworth Circle, as attached; a letter from Mr. Jimmie Rogers, Rogers Realty asking for an amendment to the Land Use Element of the draft General Plan and rezoning of 1.63 acres to commercial; a letter written by City Council Member Dave Eck addressed to the Mayor and Council which is also introduced into the Minutes.

Commissioner Mullins asked if the request by Jimmie Rogers would use up one of the 4 general amendments.

Chairperson Jones stated the Commission had continued the meeting from November 27, 1989, Page 2.4 to discuss the draft General Plan text and stated she felt that the city still needed space within the city for a train terminal and suggested the areas near Roberts Lake Road or the southern portion of the city and requested wording be placed in the General Plan text to allow for these areas for a train terminal.

Commissioner Davis stated all you need is a stopping place for the trains and a parking lot which doesn't necessarily have to be next to the terminal.

Mr. Leivo stated you don't have to identify a specific area at this time just have it added to the draft General Plan with the statement that over the next 5 years the city will create and identify an area for a train station. This would be a subject of a separate study.

Mr. Leivo stated it should be added to the Circulation Element . Chairperson Jones continued with the Land Use Element and asked if in item 2.7 it is appropriate to discuss the court case?

Commissioner Hirson agreed that on page 2.7 the last paragraph pertaining to the lawsuit should be deleted.

Chairperson Jones stated this wording should not be in the general plan text.

Harvey Bell asked to be recognized from the audience.

Chairperson Jones advised Mr. Bell to wait until the Public Hearing segment of the meeting was opened.

Chairperson Jones continued with the Land Use Element, pg. 2.8, paragraph #9, SSU is excluded from the city's sphere of influence and asked why that was.

Chairperson Jones, under 2.6 (2.8) 5th paragraph which states "no development plans." She stated she would like to see that before any annexation in the area around SSU are approved, a complete update of the General Plan will be done.

The Commission unanimously agreed.

Chairperson Jones asked on page 2.11, 2.7, is there any planned housing for these students?

Planning Director Skanchy advised that should be addressed in the Housing Element.

Commissioner Davis asked how is the city expected to provide housing for 15,000 students in about 5 years. Why doesn't SSU build its own dormitories on campus.

Chairperson Jones continued with page 2.12, 9th paragraph and stated she would like more information on this and our schools should be located within our city.

Chairperson Jones continued with page 2.14 - the area north of the city to South Santa Rosa Avenue and asked for an explanation.

Commissioner Davis stated that this was an area that no one wanted and it was in our sphere of influence until LAFCO reduced our sphere of influence to the existing city limits on the north.

Commissioner Hirson asked why should this area be considered in our draft general plan.

Chairperson Jones agreed and stated we are supposed to restrict the general plan to the existing city limits.

Commissioner Davis stated we should consider this area now because we are extending Roberts Lake Road into Santa Rosa Avenue at this time.

Commissioner Hamilton stated he was personally interested in this area and would like to see it designated as open space.

Chairperson Jones referred to Canon Manor and stated we should remove the inflammatory language.

Commissioner Hirson asked that the 2nd paragraph on page 2.18 be deleted.

Chairperson Jones asked that a new definition be added to page 2.18 Land Use Map entitled "Open Space."

Mr. Leivo advised that this is included on the Land Use Map.

Commissioner Hamilton stated that item 10 on page 2.19 should include general offices.

Chairperson Jones introduced the letter from Councilman Eck and suggested that items #9 and #10 be established as two goals within the next 5 years and that #11 should be included in the Circulation Element.

Chairperson Jones asked what Principle #4 means on page 2.20.

Mr. Leivo stated this principle is not to define what growth is but to make sure we provide for it.

Chairperson Jones asked the word "acceptable" be changed to "anticipated" in Principle #4, page 2.20; and on page 2.21 #5 - 50,000 persons or less, how did we arrive at that figure.

Mr. Leivo explained with anticipated development and build out, we will probably be at 35,000 by 1995 and the total build out within the existing city limits should be 39,000; and within our sphere of influence, 40,000 to 50,000 depending on the density.

Chairperson Jones stated she was comfortable with build out at 39,500 and within the sphere of influence, 40,000.

Mr. Leivo advised we can do a future review of the general plan and analysis to include the sphere of influence.

Chairperson Jones stated she would rather leave that for a full citizen's review committee.

Mr. Leivo stated the city will anticipate within its existing city limits a population of 40,000 persons at total build out.

Chairperson Jones agreed with that wording. Chairperson Jones asked on proposal #2, page 2.21 how do we encourage the state?

Planning Director Skanchy stated through a lot of diligent work with the State.

Commissioner Hirson stated he did not like the tone of #4 regarding limiting residential development to pace residential growth.

Mr. Leivo stated this is a key point and deals with residential growth management and deals with the history of Rohnert Park. We don't have a growth management program such as Petaluma. The city of Rohnert Park has informally worked with developers. Whether we should #1, continue or modify this information growth management program or #2 form a formal growth management program and include that as a recommendation, is something we need to decide.

Planning Director Skanchy stated the city does have an adopted growth management policy which limited the number of residential units to 650 per year and this policy was adopted by the City Council in the mid 70's.

Chairperson Jones questioned 2.21 item #11 and asked if we don't already require landscaping on all streets.

Commissioner Mullins explained the difference between residential streets and major streets.

Commissioner Davis asked why do we need a civic center and a downtown?

Mr. Leivo explained that the city offices at present are too crowded and we need a civic center to create a focal point in the community.

Chairperson Jones asked what #17, preservation zoning means.

Mr. Leivo explained that the city would have to annex an area in order for the city to purchase the development rights on that property so it would remain an agricultural zoned area and could not be developed for other uses.

Chairperson Jones stated the two golf courses now are run by a private company and that she has had complaints about the maintenance of the golf courses and how can we insure that a 3rd golf course, owned by the city, will be maintained any better.

Mr. Leivo asked if the Commission wanted to remove the wording "golf courses" out of proposal #17.

Commissioner Mullins stated the Land Use Element should not endorse the management of a golf course.

Commissioner Davis stated he did not want to see a downtown area constructed anywhere in Rohnert Park.

Commissioner Mullins stated this town is not big enough for a downtown.

Chairperson Jones asked for a vote on this item.

AYES (5) Mullins, Hirson, Hamilton, Davis and Jones

NOES (0)

Commissioner Hirson asked for an explanation of #21.

Mr. Leivo stated we have a problem with bulky trash and we want to develop a dropping off point.

Mr. Brust stated the trash drop off area at the Corp. yard is opened to the public between 8 a.m. and 5 p.m. Monday through Friday, weekdays only. He stated it is proposed to be relocated north of the corp. yard and opened 7 days a week.

Chairperson Jones stated she felt item #23, under proposals, should be deleted. She stated the taxpayer's money should not be used to make developers money and what does this have to do with the city of Rohnert Park.

Chairperson Jones stated we are confining our General Plan to current city limits. She stated she anticipated that Rohnert Park is going to grow and I don't think the creation of a new city would alleviate any of that pressure for development.

She made the motion that proposal #23 be deleted, seconded by Hirson and asked for a voice vote.

AYES (2) Jones, Hirson

NOES (3) Davis, Mullins, Hamilton

Chairperson Jones called a recess at 9:30 p.m.

Meeting reopened at 9:45 and Chairperson Jones opened the public hearing segment.

Mr. Brust was recognized by the Commission and stated that the Circulation Element deals with transportation, functional circulation for public safety and the preservation of peace and quiet in the residential areas and to encourage all types of transportation. The chapter includes figures that show LOS (levels of service) and traffic model plans along with proposed traffic

signals. Also covered is rail service which is very limited and Golden Gate Transit. Figure 3.6 assumes that an additional overpass would be needed and without that overpass, an additional 5,000 cars a day would use the Rohnert Park Expressway/U.S. 101 Highway interchange. Item 3.14 speaks to the Highway 101 corridor through Marin and Sonoma County.

Commissioner Hirson asked if figure 3.5 is a projected worse case scenario.

Mr. Brust stated that this is a worse case scenario assuming build out that we have now and from a traffic model that was run.

Commissioner Hirson asked on figure 3.4, what the existing levels of traffic at the intersection of Golf Course and Commerce Blvd. would be if we include the levels of development at present.

Chairperson Jones stated that a chart on the Rohnert Park Expressway should be added in to show if an additional overpass would help or not.

Commissioner Hirson stated he would like to see the same type of chart for the projected build out.

Mr. Brust stated that a chart for projected build out would be to level C only.

Chairperson Jones stated the projected level of service was still F at Wilfred Ave., even after all the improvements.

Mr. Brust stated a map addressing this area will be added to the text.

Mr. Brust stated we can do a before and after improvements in this area.

Chairperson Jones opened the public hearing to members of the audience.

David Van Nuys, 6189 San Bruno Court, Rohnert Park Stated he was very impressed with this chapter and the information is factual and he had only a few concerns. He stated he would like to suggest that under goals, "alternatives to the auto" on page 3.1 and to "encourage light rail service" should be added. He stated he was surprised to hear that 6 trains go through Rohnert Park per day. Mr. Van Nuys asked on page 3.7, #2 what roadway improvements are planned for Country Club Drive from Rohnert Park Expressway to Santa Cruz and how will they decrease traffic in that area?

Mr. Brust stated the Snyder Lane widening will have a positive impact on this area.

Mr. Van Nuys stated that we need to synchronize the signals on the Expressway and as he has heard tonight, from the City Engineer, he is working earnestly on this and the equipment has been purchased to make these improvements.

Mr. Brust stated that new signals along Petaluma Hill Road have been approved by the County of Sonoma and construction will be completed in the mid to late summer of 1990.

Mr. Van Nuys stated that item 3.7 should be in item 3.5 since that is where traffic signals are being discussed. In conclusion, Mr. Van Nuys agreed with Principle #6 on page 3.14.

Jim Angelo, 575 Delores, Rohnert Park

Mr. Angelo asked that Section 3.13 and page 3.15 item #J be explained.

Mr. Brust stated there will not be any additional on and off ramps at the U.S. 101 Highway, Rohnert Park Expressway interchange.

George Horwedel, 7669 Camino Colegio, Rohnert Park

Mr. Horwedel stated he again wanted to ask the Commission to let the people speak and made the observation that more than half of the people had already left at this late hour. Mr. Horwedel started to comment on the Land Use Element of the draft general plan.

Commissioner Hamilton advised Mr. Horwedel that the Land Use Element had already been discussed and that the Planning Commission was now reviewing the Circulation Element.

Mr. Horwedel stated he was at the City Council meeting and there was a miscommunication between the citizens and the items to be discussed and it was because of items being continued that were not finalized.

Chairperson Jones stated that if they had an opinion to give they would be here tonight.

Mr. Horwedel stated he wanted some answers on the Land Use Element.

Chairperson Jones advised Mr. Horwedel there will be a clean print-out of the draft general plan and it will be available to the public and you can get a copy of the Minutes of the last meeting. She also stated that Mr. Horwedel could go to the upcoming City Council meetings where the Land Use Element will be discussed.

Mr. Horwedel asked why the figure of 50,000 is quoted in the draft general plan, when 71% of the people in the survey stated this was not what they wanted.

Commissioner Mullins advised Mr. Horwedel to discuss the Circulation Element.

Mr. Horwedel stated that the Circulation Element was very well written and he was especially impressed with the bike paths.

Coralia Serafim, 761 Lincoln Avenue, Rohnert Park

Ms. Serafim stated she was very pleased with this section of the draft general plan and strongly supported certain aspects of it pertaining to the emphasis on pedestrian and bicycle access. She stated she would like to see something added on page 3.14, under proposals, stating to "design residential areas to encourage foot traffic and bike paths; on page 3.8, item 3.8 - rail service Ms. Serafim stated there is an emphasis on getting rid of the rail service and yet on 3.4 it is suggested we approve the railroad right of way and she would like to see the city support that; on item 3.6 page 3.7 there is one paragraph on Truck Transportation and she would like to see fewer trucks. Ms. Serafim asked where the new Highway 116 on ramps will be.

Mr. Brust replied that they will be where the Windmill Nursery is and would run just the opposite of it.

With no one else wishing to speak, Chairperson Jones closed the public hearing.

Chairperson Jones asked City Engineer, Ron Brust, to refer to page 3.7, item #1 and asked if there was a time schedule on it.

Mr. Brust replied that the funding for that project lies with Caltrans. He stated we have been lobbying them for 10 years now and they tend to look more at what is happening on the interstate highways, however, we are hoping this could occur within the next 5 years.

Chairperson Jones asked if there was a time schedule on item #4, page 3.7.

Mr. Brust replied there is no established time at the moment and the intersection at Commerce Blvd. and Arlen Drive is becoming more and more critical. Mr. Brust anticipates about 3 years from now for this work to be completed.

Planning Director Skanchy advised that the continuation of Seed Farm Drive will alleviate some of the traffic on Commerce Blvd.

Mr. Brust agreed and stated that Seed Farm Drive is our next major roadway.

Chairperson Jones asked that a sentence be added in here somewhere that whenever possible all future traffic signals be synchronized.

Mr. Brust replied that item 3.5, page 3.7 includes synchronization of traffic signals.

Commissioner Mullins asked if the city had a manual over ride on city traffic signals for emergency vehicles.

Mr. Brust stated the city has an electric system on Commerce Blvd. northbound activated by emergency vehicles. It's a laser light and preempts the signal and changes the light.

Chairperson Jones asked that the words "whenever feasible, traffic lights should be synchronized" should be added.

Mr. Brust stated all the traffic signals along Rohnert Park Expressway are synchronized and they speak to each other, however, it has been very hard to keep them synchronized because of the heavy traffic flow. The city has spent \$150,000 on those intersections to synchronize those lights.

Commissioner Mullins stated that the railroad idea is a good one but it takes you to a ferry system in Marin County which is losing money.

Chairperson Jones stated we should lobby for a light rail elevated system that goes into San Francisco.

Commissioner Mullins asked if we had enough people to keep it full for departures every 10 minutes because that is what you would need to maintain the costs.

Commissioner Mullins asked regarding bike paths on Country Club Drive.

Mr. Brust stated that bike lanes on each side have been designed. In Rohnert Park it is legal to ride your bike on the sidewalk.

Commissioner Hirson asked if we had a disappearing policy on berms.

Mr. Brust admitted that this was a hot issue and we have had residents come in and they are very upset and there is the question if they really do work.

Chairperson Jones stated she thought people would feel much safer with the berm there.

Mr. Brust stated we have no statistics to see if the berms have decreased accidents.

Chairperson Jones stated that Adrian Drive should have bike paths and recommended that we extend them from East Cotati Avenue to Santa Alicia Drive.

Mr. Leivo reviewed the 2 bike paths that Councilman Eck proposed in his memo.

Commissioner Davis asked regarding item 3.11 - Pedestrians; how do you predict to get pedestrian to use the walkways.

Mr. Brust replied the pedestrians must be encouraged to use the walkways and be cited if they do not.

Commissioner Hirson cited the area on Commerce Blvd. between Albertson's and Safeway as a hazardous area and said the left turn lane should be eliminated.

Mr. Brust stated that when the center island was proposed he recommended it go all the way to Hunter Drive and because of the economic constraints and the gas stations, we went through months of debate and to date my recommendation has not been followed.

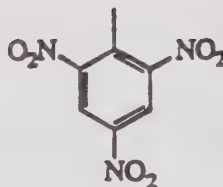
ADJOURNMENT:

Chairperson Jones announced that the Planning Commission meeting will continue with the Housing Element on Thursday, December 4, 1989 and the public is welcome to attend. Meeting adjourned at 11 p.m.

Chairperson

Recording Secretary

Memo 11/26/89
To: Mayor and Council
From: Dave
Re: General Plan



I am finding the existing method of reviewing the General Plan to be difficult at best. Although most of the plan presented by staff is acceptable as a starting point, it does not entirely address issues of open space, land use, conservation, housing and other elements I would like to see in the General Plan. Because of the "fast track" approach I am very worried about the opportunity for the Council, Planning Commission, and Public to adequately debate the proposals presented by staff. Therefore, I have taken the time to note the items of concern to me within the proposed plan. My overall goals, as presented in this draft, are geared towards defining Rohnert Parks final build out, providing a permanent open space buffer around the City, managing growth to stay with in the guidelines of an environmentally sound community, and meeting some projected growth in a well balanced housing supply.

Section 2-Land Use:

On page 2.8. The paragraph near bottom of the second column which begins "It is now generally anticipated that the area in the City's easterly sphere of influence....." should not be included. To my knowledge the City Council has at no time set a policy stating which portions of our spheres would be developed first or describing what would be within the sphere. It seems the general plan review should deal with what uses should be in all areas of our spheres. For example a goal of mine would be to have a significant portion of our spheres be left in usable open space.

On page 2.8. Sonoma State University deserves a mention in the general plan. Several other large developments which will have large impacts on jobs and housing the future of the City, such as Hewlett-Packard, State Farm, Pacific Bell, should also be mentioned.

On page 2.14. The first paragraph which deals with South Santa Rosa Avenue should include a statement resolving to maintain the Northern Boundary open space buffer as stated in the Sonoma County General Plan.

On page 2.14. In the event annexation of Canon Manor is required by LAFCO the City should attempt to require a legal resubdivision of the land in order to create amenities such as parks and school sites and to reduce the cost of providing services.

On page 2.19. Add an additional category of permanent open space.

On page 2.20. Add four new objectives.

9. Establish permanent boundaries for the City of Rohnert Park in order to insure that the City retain the small town atmosphere, environmental quality and other amenities that make this an attractive place to live and work.

10. Create a permanent open space buffer surrounding the City boundaries.

11. Create land use patterns that will minimize resident and worker requirements for automobile transportation.

- 12. Work with County, State, Regional and other Local governments to guarantee a more regional approach for providing balanced housing and job markets.

On page 2.22. Under Item 17. Include the imposition of permanent open space dedication on the outer border of our spheres as a condition of annexation. Perhaps each acre annexed for development would be required to provide one acre within the designated open space areas.

On page 2.22. Under Item 23. The idea of a new City in Sonoma County should be encouraged but only if other Cities, such as Rohnert Park are permitted to maintain a limited total population. A new City without that condition will only further degrade the amenities of Sonoma County. Reference to the specific site should be taken out.

On page 2.22. Add Item 24. All new development will be required to meet LOS for traffic circulation(see page 3.14 item 2 column 2) and mitigate all impacts on water and sewer capacity without placing added financial burdens on existing residents.

Section 3-Circulation

On page 3.5. Figure 3.4 does not include data for LOS on the North end of Commerce. Who determined these levels? Some of the A designations seem unreasonable.

On page 3.9. Figure 3.6 does not include data from the EIS on traffic data for Roberts Lake Road intersection with Golf Course Drive.

On page 3.11. The section on Bicycle Facilities understates the present and future importance of bikeways in the City.

On page 3.15. Insert between Item 7 and 8 . The City may require large new commercial or industrial sites to provide transit stops.

On page 3.15. Add three items.

o. Plan and construct a north-south bikeway/pedestrian way parallel to Highway 101 from Cotati to Santa Rosa Avenue.

p. Plan and construct a bikeway along Copeland Creek from Snyder Lane to Petaluma Hill Road connecting with Crane Creek Regional Park Bikeway.

On page 3.16. Item 14. Change to " The City of Rohnert Park will develop a program to insure that employers adopt flex time policies and programs.

Section 4-Housing

On page 4.5. Is the statement on wastewater on the top of the page true? The Council has been assured that the Commercial and Industrial development has been built into the existing housing quotas(for example at the last meeting).

On page 4.16. Remove Pete's bias on trains. Read consultant for 101 Corridor Committee report on proposed trains.

On page 4.18. The third paragraph on solar energy savings is not correct. The plan should include objectives and statement encouraging the use of solar (particularly passive) in housing and commerce. Simply improving site locations of buildings and windows can greatly increase energy efficiency.

On page 4.18. The plan should also address the potential problems of continued construction and use of inefficient wood stoves and fireplaces. As air quality standards in the valley deteriorate remedies will be required.

On page 4.20. Items 3, 4, and 5 which will decide future growth patterns should be done by a broad based Citizens General Plan Committee. The current "fast track" review of the General Plan hopefully will meet State Law. Planning future growth should be done in the "traditional" manner. The Citizens Committee can make their recommendations to the Planning Commission and Council.

On page 4.22. Add element for Solar Energy in housing.

Section 5-Conservation

On page 5.11. Add change 9 and add three objectives.

9. Minimize the potential of toxic substances contamination by implementing the local guidelines outlined in Sonoma County's Tanner Plan.

14. Decrease the total volume refuse carried to the sanitary landfill by increasing programs in recycling, reuse and composting.

15. Increase the wildlife habitat in existing creeks and drainage channels by tree planting, improvements in landscaping and minimizing the amount of landscape removal done by the County when it dredges the channels.

16. Make every effort to replace groundwater with treated wastewater for the irrigation of parks, golf courses, and other green and open spaces.

On page 5.12. Add 2 Proposals.

15. Extend a pipe for treated wastewater from some existing line to the eastern border of the City. (Along Copeland Creek?)

16. Investigate Crane Park as a possible small reservoir site for wastewater storage in order to make use of year around gravity flow of clean water into creeks and waterways.

Section 6-Open Space

On page 6.1. A better model for open space and golf courses than Rohnert Park's should be used. Any new courses need to provide substantially more public open space. Golf course design should be done in such a way as to minimize golf ball damage.

On page 6.1. In the same paragraph it should be noted that agricultural use and zoning is a form of open space.

On page 6.3. In Item 6. Needs some clarification based on some of the descriptions in the text. Perhaps development here with transfer of the funds for purchase of larger portions of open space elsewhere would be more beneficial.

On page 6.4 . In Item 10. Change to allow acquisition of any land within the spheres as a regional park.

On page 6.4. In item 13. Include acquisition of large parcels of land within the spheres of influence as well as outside the spheres of influence.

Section 8-Safety

On page 8.12. Insert between item 12 and 13. Develop a list of those citizens who may have special needs during and earthquake and develop a program that will ensure early contact in the event of an emergency.

On page 8.13. Insert between items 19 and 20. Continue hiring, training of fire services specialists within the Department of Public Safety.

November 28, 1989

RECEIVED

Mr. Paul Skanchy
Director of Planning
Rohnert Park City Hall

NOV 28 1989
ROHNERK PARK

Dear Mr. Skanchy,

I was upset by the refusal of the Rohnert Park Planning Commission on Nov. 27 to allow me to state my concerns and suggestions regarding traffic problems around the Wilfred Ave./Golf Course Dr. interchange on Hy. 101. This occurred during the time permitted for public hearings on the draft of the new General Plan. I was told that only those comments limited to land use would be heard. Hearings on the traffic element were scheduled for two nights later, but I was told to write a letter after explaining I would not be in town at the later date.

My point, though, is that inappropriate land use decisions are the direct cause of dangerous and worsening traffic problems in and around this intersection. Although the intersection was originally built for only low volume traffic flow, it is now the second busiest intersection complex in Rohnert Park. Undoubtedly it is the most confusing and poorly designed. Land use decisions past and pending, especially annexation and development of additional property in the vicinity, greatly aggravate the traffic hazards. Non-residents who will make up an increasing number of drivers into the intersection complex will create even greater risks due to their unfamiliarity with the poor road plan in the area.

No amount of roadway tinkering can fix the situation. Some of it such as the Roberts Lake connection to S. Santa Rosa Ave. now under construction will exacerbate the problem. The best strategy at this point is to avoid making the traffic problems worse as a result of selecting land uses that create more traffic. The land annexed this past year on the west side of the freeway is, therefore, of the highest concern. The General Plan update as it now stands will allow the immediate development of this

land for high traffic commercial development -- more fast food outlets are definite possibilities.

I believe this is irresponsible land use planning. The alleged benefits of such development to the citizens of Rohnert Park are overshadowed by the inevitable increase in traffic congestion and accidents. In the alternative I would suggest rezoning land north of Wilfred Ave. to low density, low traffic uses.

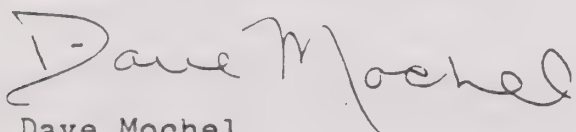
Some examples might be:

- household goods storage units
- RV & boat storage sites
- horse stables & polo field (with trails along creek banks)
- 9 hole golf course
- municipal or private cemetery

Any of these uses would help to minimize traffic growth, produce tax revenue, and also help to transition into the greenbelt region at the city's northern limits.

As a result of not being allowed to speak these comments at the public hearing, there was obviously no consideration given to them when the Planning Commission discussed its land use recommendations for City Council. Moreover, by so acting they flirt with violating one of my basic rights as a U.S. citizen to be heard in public by my government -- even if it is only the R.P. Planning Commission.

Respectfully submitted,



Dave Mochel

4405 Hollingsworth Cir., R.P.

cc: The Hon. Chas Cochran, Mayor and City Council Members
Rohnert Park City Hall

cc: Mr. Jud Snyder, Editor



File #1251

G.D.

ROGERS REALTY

November 22, 1989

RE: GENERAL PLAN UPDATE

Dear Commission Members:

As part of the amendment of the City's General Plan, We respectfully request that the lot we own at the southwest corner of East Cotati Avenue & Maurice Avenue, south of Snyder Lane be designated on the Land Use Map as Commercial rather than Institutional as it is shown in the draft.

We worked with the City to construct the Maurice Avenue connection to Snyder Lane. It involved the relocation of the church to the east side of Maurice Avenue. The remaining parcel we now own on the west side of Maurice Avenue will have East Cotati frontage. We feel its best use would be commercial rather than residential because of the busy activity that is expected at this intersection.

In addition, our parcel is immediately to the east of Ray Pollard's shopping center.

Your favorable action on our request will be sincerely appreciated.

Very truly yours,


JIMMIE W. ROGERS

JWR;el

RECEIVED

NOV 29 1989

ROHNERT PARK

★ ★ GENERAL PLAN MEETING ★ ★

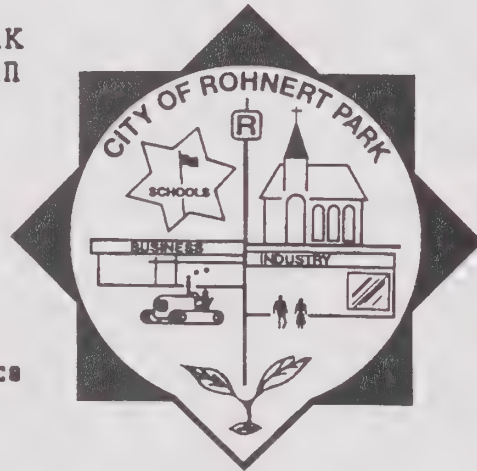
For the members of the public, the Rohnert Park Planning Commission will conduct a General Plan Meeting on Monday, November 27, 1989, and Thursday, November 30, 1989, at 7:30 p.m. in the City Council Chambers at 6750 Commerce Blvd.

The purpose of the meetings is to review the Rohnert Park draft General Plan and the seven mandatory elements. The Land Use and Circulation Elements will be discussed at these meetings.

Copies of the draft General Plan are available at the Rohnert Park Planning Department for public review and comment at City Hall.

1989 ROHNERT PARK GENERAL PLAN MEETING

MONDAY,
NOV. 27
THURSDAY,
NOV. 30
7:30 P.M.
CITY HALL
6750 Commerce
Boulevard
Council
Chambers



Council takes swipes at RP's new draft GP

By JUD SNYDER

The format may not be a grabber and the only bit of color is an enclosed zoning map, but Rohnert Park's new draft General Plan is slowly gaining a readership. Copies of the 210-page report are selling for \$5 at City Hall, but no one expects sales receipts to cover the \$2,900 printing cost for the 200 copies.

At last night's City Council meeting, a progress report on the update process was furnished by Assistant City Manager Carl Leivo prior to the council taking aim at some of its statements.

"The Planning Commission will hold another public hearing Thursday night here in City Hall and then they've scheduled two more meetings next Monday and Thursday, December 4th and 7th," said Leivo. "They should complete their review by December 18th."

Leivo said there'll be more review and public hearings by the City Council in January. No meeting dates have been set.

The council got an early start in tackling some obvious points they weren't too happy with in the draft GP. In fact, Councilman Dave Eck wrote a three-page, single-spaced criticism of the document which he distributed to the rest of the council last night. Eck commented on most of the GP elements but gave the most attention to Land Use.

In an introductory paragraph he said, "Although most of the plan presented by staff is acceptable as a starting point, it does not entirely address issues of open space, land use, conservation, housing and other elements I would like to see..."

"I'm very worried about the opportunity for the Council, Planning Commission, and public to ade-

quately debate the proposals presented by staff."

Eck made clear his overall goals: "Defining Rohnert Park's final buildout, providing a permanent open space buffer around the City, managing growth to stay within the guidelines of an environmentally sound community, and meeting some projected growth in a well-balanced housing supply."

The trio of council members present (Mayor Charlie Cochran was absent) found little fault with his goals. When Eck expressed his concern about city staffers laying down some guidelines on land use in the sphere of influence outside city limits, vice-Mayor Art Hollingsworth said he had "the same concerns...we should stick within city limits."

Leivo told the council the Planning Commission public hearing

Monday night had the same thoughts: "Concentrate land use inside present city limits," he said.

The GP's wide-ranging comments on land use outside city limits, such as golf courses on the east and west side, public park adjacent to Sonoma State U's north boundary, and even a proposal for a new city to be located near the junction of Lakeville Road and Highway 37 down near the edges of San Pablo Bay, was just about all the criticism the plan received last night. Council members need further time to thoroughly analyze it and will no doubt be "loaded for bear" when it comes time for them to dig into the document in January.

The writing of this draft GP was termed a "group effort" by Assistant City Manager Joe Netter.

"Ron Brust (City Engineer) did a lot of the technical work, Carl

Leivo worked on the housing, Paul Skanchy (Planning Director) did a lot of the land use," said Netter. "Basically, we all sat down around a conference table and worked on it. We had all those public comments to help us out."

Still to come is an Environmental Impact report that's a required appendage to the new GP. Earth Metrics is working on this already, said City Manager Pete Callinan. "They're out gathering data from a lot of different sources," he said.

City Attorney John Flitner told the council that there has been no word from Superior Court Judge Laurence Sawyer on a decision regarding the Sierra Club lawsuit. Restraining orders and temporary injunctions won by the Sierra Club against the city triggered the updating of the city's GP which has only received amendments to it since 1974.

OPINION



OVERHEARD

by Jud Snyder

6 Wednesday, November 29, 1989
Rohnert Park-Cotati Clarion

Nobody asked him, but he still...

NOBODY ASKED ME BUT I'M getting worried about all the batteries that no one's recycling. Don't laugh. You know how long batteries last in a flashlight. After a few weeks you gotta throw 'em away and God knows what hideous chemicals the interiors of those little cylinders contain. Also, how come batteries last for months and months on store shelves but the minute you put 'em to use they wilt like the Giants in the World Series? All those batteries buried in solid waste landfills are probably tilting the earth on its axis and causing climatic changes. Remember, you read it here first...NOBODY ASKED ME BUT it's not true that Sierra Club members in RP are getting their monthly magazines in plain brown wrappers. And the rest of us really don't have to tuck our Audubons inside People or House & Garden...

NOBODY ASKED ME BUT some old goals (not the cigarettes) have surfaced once again in Rohnert Park's draft General Plan now out on your favorite newsstand. For example, a big sprawling public park between RP Expressway and the backside of Sonoma State U, golf courses between Petaluma Hill Road and Snyder Lane and out west of town by The Expressway and Stony Point Road. Also mentioned was a cemetery. Well, we have a funeral home so we should have a cemetery...now that the hospital idea's apparently moribund. The draft GP makes for fascinating reading and tells you a lot about the city you probably didn't know before, like it's sitting on the inactive Rodgers Creek fault. It also suggests the city might want to annex South Santa Rosa Avenue from Todd Road south to the freeway. This is the area Santa Rosa refuses to touch. Taking that stretch of tawdriness and clutching it to the city's bosom would make Cleopatra's bit with the asp look like an empty theatrical gesture...

NOBODY ASKED ME BUT now that Ecyore Books in Cotati's gone, Copperfield Books in Rohnert Park is bulging like a Japanese sumo wrestler. They'd better double their size (the bookstore, not the wrestler) and nail down the market before some outfit run by accountants like B. Dalton or Walden decides to muscle in...NOBODY ASKED ME BUT construction's finally underway on the senior housing complex on Enterprise Drive south of Raley's Towne Centre. With the senior housing at 101 Enterprise right across the street and Codding's office building just to the west being turned into a senior center, we have an island of elders clustered in the middle of the city. Maybe they should band together, secede from RP and try for independent

cityhood. Check it out with LAFCO..

NOBODY ASKED ME BUT I see it's open season on Pete Callinan again. The PD goes through this spasm every two years or so. I'm not so sure Callinan did the right thing in investing his dough in Codding's bank or sitting as some sort of a director. But it's his money and his image. The real problem: It's tough for a lot of people to swallow the appropriateness of a city manager with tattoos on his forearm and often equipped with a toothpick rolling from one corner of the mouth to the other. City managers are supposed to be buttoned down and squeaky clean like rich little tykes going to Sunday School. That's not Callinan's style. As for the seeming impropriety of investing in Codding's bank, it's bad news for the bank because Finance Director Mike Harrow's going to shy away from this interest-bearing source and squirrel the city's money elsewhere just to avoid any faint aroma. Harrow's so Straight Arrow he'd probably ask for shoe trees for his Florsheims if ever he visited a house of ill repute (now there's an impossible scenario). And there's Joe Netter for another buffer. The director of administrative services is so attuned to the rules of the urban game he plays every day he has difficulty remembering punch lines to his jokes. Maybe if Callinan jogged every day like Ken Blackman does the image would be better. But that's not his style...

NOBODY ASKED ME BUT let us now praise Tony Tam for supplying all those turkeys and his fellow Lions Club members for the \$2 Thanksgiving dinner in the Community Center last week...NOBODY ASKED ME BUT it's nice to see Georgia Clark Stevens back in action again after eye surgery...NOBODY ASKED ME BUT speaking of recycling batteries, why aren't light bulbs recyclable? Tons of these are thrown away every week. Must be that old fable: The guy invents a perpetual battery and never-failing light bulb. He's locked away in a secret government detention camp...

NOBODY ASKED ME BUT those presentations by elementary schools at every School Board meeting are charming and even heart-warming. But when they're over, the meeting room's back to its normal quota of spectators: five. The presentations are nice touches, but citizen participation at board meetings is more non-existent than ever because biz matters are pushed further back on the agenda by another 30 to 60 minutes. Board members should attend these earlier in school multi-use rooms and stick to business at meetings.



LETTERS

6 Wednesday, November 29, 1989
Rohnert Park-Cotati Clarion

CITY NEEDS GROWTH

Editor:

I had the opportunity to share a table with Mr. Bell at the recent town meeting in Rohnert Park, in regards to the General Plan update process. Many of his comments and suggestions were commendable but showed a great deal of naivete in his understanding of the dynamics of running a financially sound city.

Yes, I like many of us would like to see greenbelts, a regional park, bike lanes, etc. (all of which would be purchased and maintained by the city). But, it is sales tax revenue and developer impact fees that make possible the acquisition, development and maintenance of such city amenities; not to mention the city's responsibilities to provide and maintain for its residents, the streets, police, fire, sewer, water systems and so on.

It was also apparent from the discussion at our table and at other tables that many in Rohnert Park are very proud of this city and the planning that brought about such a well thought-out community. However, there is still a great need to become more than just a bedroom community that we are still perceived to be. The remaining development in this city needs to balance the residential with the retailers and businesses that would create a more self-contained city; we need to create jobs at home, keep sales-tax revenue in our community by shopping at home, and in part, ease some of that traffic on our roads.

My husband and I and our families have lived in this county

for some 40 years; we have seen much develop, many new opportunities have arrived here, and it is not development per se, but the planning of developments that make or destroy communities. Before we start filing lawsuits and hurling criticisms, we could all benefit by further understanding and education of the planning philosophy. A must reading for even the "armchair city planner" is the book "Death and Life of Great American Cities" by Jane Jacobs.

I just want to commend Rohnert Park for a job "well-done."

Cecelia Russell
Rohnert Park

NEW DEVELOPMENT SHOULD BE LEGAL

Editor:

Many citizens of Rohnert Park have expressed their disfavor with Harvey Bell and the Sierra Club. I am surprised and disappointed by their narrow-mindedness and harsh words. One citizen suggested we tar and feather Mr. Bell, another suggested Mr. Bell "move on," and countless others have talked about "outsiders" trying to direct our city's future.

Provincialism and the lure of greater tax revenues seem to have distorted any rational discussion of the real issues here. Rohnert Park is not an island. What is done in this city affects people who live in other areas of Sonoma County. It wasn't too long ago that leaders of this community were voicing their displeasure with Marin County's plans for development at Hamilton Air Force Base. Poor planning and

negative impacts on cities to the north were their complaints. Even council members have talked about "outsiders" trying to tell this city what it can do.

As far as I can tell the Sierra Club is not telling us what we can do, but rather they are asking that Rohnert Park leaders abide by the state's guidelines regarding planning and development.

Additionally, do the citizens of this community think developers of the Price Club would build here if they thought only Rohnert Park residents were going to spend money there? No way: The developers and our leaders want and need people from all over Sonoma County to shop at the Price Club. So as I understand it, it's all right for "outsiders" to spend their money here and by doing so add to Rohnert Park's tax base and traffic congestion, but they don't dare express opinions or question the legality of actions taken by the city. We all need to fully understand the implications of what's being said. So far the discussion, at least what's printed in the newspaper, doesn't reflect well on the residents of Rohnert Park.

With regard to the development of the Price Club I can attest to the incredible traffic congestion caused by such a large-scale retail outlet. For several years I lived less than a mile from the Price Club in Hayward. A comprehensive environmental impact report would give the city valuable information regarding the mitigation of possible negative impacts. The solution is responsible, planned development, based on current information and

studies.

Finally, for those of you who think Rohnert Park's development has worked "beautifully so far..." (Nancy Thompson's letter of Nov. 15), look again. Without any effort at all I can think of two instances where this is not the case.

For example, when the "G" and "H" sections were planned, adequate acreage was not left for the building of proper schools. Gold Ridge School is on a 4-acre site. The state likes to see a minimum of 10 acres for elementary schools. Poor planning has made it very unlikely that Gold Ridge will ever have a multi-use room or any other permanent structures.

Secondly, the stretch of Snyder Lane between Rohnert Park Expressway and Golf Course Drive is unsafe. Why? Because the city did not require more of a setback for the apartment complexes which would have allowed enough room for a turn lane.

So think again, Rohnert Park residents. The superficiality of all this development debate astounds me. Am I the only one?

Shawn Kilat
Rohnert Park



APPENDIX VII

**PLANNING COMMISSION GENERAL
PLAN MEETING**

December 4, 1989

The Rohnert Park Planning Commission continued its review of Chapter 3 of the Draft General Plan on December 4, 1989. Notice of the meeting was published in the Clarion and invitations were sent to 124 individuals. The meeting began at 7:30 p.m. and was held at City Hall, 6750 Commerce Boulevard.

The Planning Commission Chairperson opened the meeting and the Planning Commission continued to review and amend Chapter 3 - Circulation. The changes would be included in the Planning Commission Draft of the General Plan.

Upon completing its review of Chapter 3, the Planning Commission began its review of the housing element, Chapter 4. City staff reviewed the chapter. Public comments were solicited by the Planning Commission Chairperson.

Public comments regarding the housing element concerned: the time allotted for review of the element, the ABAG housing need allocations, the SSU Environs Plan, future enrollment at SSU, internal consistency of the General Plan, the tone of the Housing Element, extending housing allocations given the wastewater treatment capacity limits, the priority of housing development compared to commercial and industrial development, the impacts of additional housing development on public facilities and in particular traffic, no growth versus controlled growth, low income and starter housing needs, mobile home housing, creation of a

new city in Sonoma County, growth management, air pollution, emergency shelter, and transitional housing.

Upon completion of all public comments, the Planning Commission began its review of Chapter 4. The Commission discussed the ABAG housing needs determinations and the responsibilities of the City with regard to them. It was noted that the draft Housing Element proposes that the City does not intend to meet the ABAG housing share estimates because of an overriding health and environmental issue, the wastewater treatment capacity limit. The Commission identified changes that should be included in the Planning Commission Draft of the General Plan and completed its review of the Housing Element.

ROHNERT PARK PLANNING COMMISSION MINUTES
GENERAL PLAN PUBLIC MEETING
MONDAY, DECEMBER 4, 1989

The Planning Commission of the City of Rohnert Park met this date in a regular session commencing at 7:30 p.m. in the City Council Chambers, 6750 Commerce Blvd. with Chairperson Jones presiding.

Chairperson Jones called the meeting of the regular session to order at approximately 7:30 p.m. with Commissioner Mullins leading the pledge of allegiance.

Planning Commissioners Mullins, Hirson, Hamilton and Chairperson Jones were present. Planning Director Skanchy, City Engineer, Ron Brust and Assistant to the City Manager, Carl Leivo were present.

Upon motion of Commissioner Hamilton, seconded by Commissioner Hirson, the Minutes of November 27, 1989 were approved with a correction requested by Chairperson Jones on page 8, last paragraph that the quote attributed to her be corrected to state "she has been given a document that confines itself to five years and looks at the current city boundaries."

Planning Director Skanchy introduced incoming correspondence and submitted a letter written by Diane Tomkins addressed to the Planning Commission regarding the Circulation Element (attached to the Minutes).

Chairperson Jones stated she would like to discuss further the Circulation Element and referred to page 3.11, item 3.11 and asked why we cannot use gas tax money. In reviewing the letter from Diane Tomkins she agreed we should have bike paths on Commerce Blvd., Country Club Drive, Snyder Lane and Adrian Avenue.

Commissioner Davis arrived at 7:38 p.m.

Commissioner Hirson stated that Ms. Tomkin's letter should have been discussed when the Planning Commission was reviewing the Circulation Element on November 30, 1989 and it should be given the same consideration of someone who came to the public hearing at that time and we shouldn't be taking up time tonight to discuss it as we are not conducting a public hearing on the Circulation Element at the moment.

Commissioner Mullins stated the letter should be sent to the City Council for review.

Chairperson Jones referred to page 3.14, Principal #9, and asked for an explanation.

Planning Director Skanchy replied that it means establishing right-of-way for future roads or road widening.

City Engineer, Ron Brust, stated it relates partially to any future right-of-way that you would want to designate under private or publicly owned property. Plan lines for roads can be

established several years before roads are constructed or are needed.

Chairperson Jones stated that Principle #14, page 3.14, the wording "should be studied" be changed to "should be encouraged"; regarding page 3.15, item J, Chairperson Jones stated she thought the Planning Commission voted against it.

Mr. Leivo stated it was a staff recommendation.

Mr. Brust stated that the City Council tabled the State Farm/U.S. 101 Highway overpass.

Chairperson Jones stated the problem she had with this overpass is that it is an extremely awkward and impossible plan.

Mr. Brust replied that staff has tried for many years to get this overcrossing to work and with the restraints the city has placed on it, it will function adequately with a predicted traffic flow of 10,000 cars per day that would use the Rohnert Park Expressway/U.S. 101 overpass if this overpass is not constructed.

Mr. Brust stated that the 10,000 trips per day is what the computer generated traffic model came up with. Mr. Brust stated that the connection between the overpass for east and west is a major need. Fire and Police services are difficult from east to west and once the industrial area on the west side is developed, the city will need an alternative overpass.

Commissioner Hamilton stated that under Proposals, #1, page 3.14 the wording "encourage pedestrian and bike trails" should be added.

Commissioner Davis stated that under Proposals, item D, he would like to see Redwood Drive increased to four lanes as soon as possible and item G, widening of Commerce Blvd, the same.

Chairperson Jones asked if there was any time set on items listed under Proposal #11.

Mr. Brust stated we have not put time schedules in the general plan and as for Redwood Drive, the plans are completed on it and we hope to have most of these proposals completed in the next five years.

Commissioner Hirson asked if we should continue the widening of Commerce Blvd. all the way to Southwest Blvd.

Mr. Brust stated the improvement would include traffic signals at Avram but at a future time.

Commissioner Davis asked what the impact of the widening of the Rohnert Park Expressway overpass would have on the east/west traffic flows.

Mr. Brust stated it will eliminate the back up and let the intersections function more easily.

Chairperson Jones asked when we can expect the overpass widening to be completed.

Mr. Brust replied that it was up to Caltrans and we are currently trying to get funding. Within a 5 year period we should at least have construction underway.

Commissioner Hirson asked regarding item L, page 3.15, how much more would it cost to make the proposed pedestrian bridge over Five Creek at Fauna Avenue a vehicular bridge and could it be converted at a later date.

Mr. Brust replied that Fauna Avenue and Holly Avenue were not designed to be residential collectors to handle through traffic, so that is why the streets are not connected at Five Creek. The cost to build a vehicular bridge would be about \$250,000.

Chairperson Jones asked about Proposal #12, page 3.16 and asked what this would entail.

Mr. Brust replied there is a State wide effort to create a transportation authority. We will be looking at Sonoma and Marin County tying in together and the authority will have funding and coordinating ability.

Chairperson Jones stated Item J, page 3.15, the Planning Commission wants the City Council to know that in theory we need this overcrossing, but the plans that I saw for the State Farm and U.S. Highway overpass, I could not vote for.

Commissioner Hirson stated that staff is giving us the changes in the document and I would like to see it go to the City Council as a clean document.

Mr. Leivo stated it would go to the council with the Planning Commission changes.

Planning Director Skanchy stated the City Council will have the original draft General Plan and the Planning Commission changes so they can compare the two documents as they hold their public hearings for public input.

Commissioner Hamilton agreed that this draft general plan is a working document.

Commissioner Mullins made the motion that the document be sent to the City Council as an edited document, seconded by Chairperson Jones and sent to a voice vote:

AYES (4) Hamilton, Mullins, Davis & Jones
NOES (1) Hirson

Chairperson Jones announced the Planning Commission would proceed to review the Housing Element and asked Mr. Leivo to review this element to the audience and the Commission.

Mr. Leivo stated that this element of the draft general plan has a 5 year time frame and the State is explicit as to what should be included in the Housing Element. The following topics of discussion are reviewed; findings; population and employment trends; group care housing; increases in housing costs and the impact on the community; documented housing conditions and identified areas that do not meet generally accepted housing standards, such as Sonoma Grove; ABAG requirements; senior housing developments and opportunities for energy conservation.

Chairperson Jones opened the public hearing.

Elizabeth Eddins, 829A St. Helena Avenue, Santa Rosa
Ms. Eddins read from a prepared text, which is attached and made a part of the minutes.

Chairperson Jones asked Ms. Eddins to refer to the Housing Element being discussed at this time and stated that the issues Ms. Eddins was referring to had already been discussed at previous meetings.

Ms. Eddins stated she has not had the time to attend the public meetings and she would like to make a formal protest that she could not make her comments and address the issues on a number of the policies she wished to discuss.

Chairperson Jones again asked Ms. Eddins to confine herself to the Housing Element.

Ms. Eddins continued to read her prepared statement.

Harvey Bell, 700 Lindsay Avenue, Rohnert Park
Mr. Bell stated he couldn't help feeling he doesn't have enough time to make an analysis of a document that everyone in Rohnert Park can say is a plan for their future. Mr. Bell asked the Commission to take their time. Mr. Bell stated he was concerned with the 50,000 population figure and referred to the survey where the vast majority of the residents stated they wanted a smaller figure.

Chairperson Jones stated that the figure had been changed to 40,000 and asked Mr. Bell to please confine his comments to the Housing Element.

Mr. Bell stated that is what he is talking about which is taking the time to do it right. He stated he is talking about the ABAG projections to which he had a simple answer - "it is not in the law for us to meet their projections and we do not have the sewer capacity." Mr. Bell asked why we should even work with ABAG as the growth projected doesn't have to be here in Rohnert Park. Mr. Bell asked why the SSU Environ study was not included in the draft general plan and it was submitted by SSU and the enrollment is going to double or triple and here we are doing a 5 year plan and SSU is not even included; Mr. Bell requested SSU be included in the general plan as they are a major part of our city are not even being recognized in the plan. Mr. Bell again requested that the city stop the fast track procedure and asked the Commission if they wanted their names to go on a document that was rushed as the best they could do for the City of Rohnert Park.

Jake MacKenzie, 1536 Gladstone, Rohnert Park

Mr. MacKenzie stated he would like mainly a theme of internal consistency in this document and was finding it difficult to find one in the Housing Element. There are differences between the Land Use Element, Housing Element and Conservation Element pertaining to projected population and build out. Under the Conservation Element it states that the City Council is requesting a study be made of the sewer system, in the population trends it states we will grow by 1500 people a year and at that rate we would have 64,000 people by the year 2000. Mr. MacKenzie referred to goals #1 and #2 and stated there are no explanations as to how these two goals can be met. Under Housing Policies on page 4.18, #2 it states "continue to expand" this reminds him of the Oklahoma land rush; under 4.15, item #21, he stated this is another example of the basic inconsistencies in this element.

Barbara MacKenzie, 1536 Gladstone, Rohnert Park

Stated that she was also concerned with (page 4.1) goals #1 and #2 and interpreted them to mean a "go for it" attitude and that is not along the lines of the tone of the survey results. Ms. MacKenzie referred to a speech given by Jim Redding who stated it was hard to resist the pressures of development; Ms. MacKenzie asked who is exerting this pressure and why can't it be resisted and it is not an obligation to give into this pressure. Ms. MacKenzie cited Southern California as an example of giving into development pressures and the lack of control by local government as those responsible for the many problems that exist there with traffic, air pollution, crime, etc. Ms. MacKenzie stated a well thought out general plan is something we need to protect ourselves from the same sort of problems and she doesn't see this document as one representing the people of Rohnert Park.

Dave Mochel, 4405 Hollingsworth, Rohnert Park

Mr. Mochel stated he would like to echo the same comments as those who have spoke before him. He stated his basic objections were to the erroneous and incorrect statements contained within this document. The statements regarding ABAG (page 4.2, Item b; page 4.5) are simply not true. Mr. Mochel's other objection was regarding the city's plan to build housing to 1992 and for 3 years we will have a cap on building, yet we are being told we will have some industrial/commercial building; in the goals, housing is being stressed as most needed, Mr. Mochel said he disagreed with that thinking and felt there is a more pressing need for industrial/commercial. If the city was to be approached by a new large company, like Hewlett-Packard, what would the city's response be if they had used up all their land with housing. This element fails to adequately address the impact of more housing, issues such as circulation, depletion of resources, more noise, pollution, etc. Mr. Mochel asked if homes are being built on an earthquake fault as there is no reference to seismic safety and do we have to compound past errors as regards earthquake construction. Mr. Mochel questioned item #2 - (Housing Policies, page 4.18) and stated the tone of it is not in line with the majority of the people who responded to the survey and those who have appeared before the Planning Commission.

Robert Cato, 6197 Santa Clara Place

Mr. Cato stated he was also going to echo the same sentiments. The Housing Element seems very incomplete; we have a 5 year plan saying we are trying to meet ABAG's recommendations and he asked why does ABAG have such a hold on Rohnert Park and why do the people of Rohnert Park have no say so. The people are saying restrict growth and just because ABAG says increase growth, the Planning Commission and City Council say "okay". Mr. Cato stated a 5% growth rate is not even considered controlled growth to him much less 10% to 15%.

Mike Terwilliger, 1165 Santa Cruz Way

Stated there are some things in the Housing Element that are very good, such as trying to create a balance between housing and jobs and providing for the homeless and senior citizens. However, he was concerned also about the first two goals listed on page 4.1 and stated they seem to reflect a very growth oriented housing policy and reminded the Commission of the survey results. He stated furthermore, this Housing Element has not taken into account the vast majority of the housing needs of the people of Rohnert Park. Mr. Terwilliger questioned the residential growth management plan and asked how the city is going to design a growth management policy; will it be taking the numbers from ABAG or standing back and looking at what kind of growth can this area reasonably sustain before we start choking on our exhaust fumes. He stated he would like to see a provision for public participation that would include a roster of citizen groups. Mr. Terwilliger stated we should not build one more house until we see some

sort of action on the transportation issue before we have a transportation disaster. He cited U.S. 101 as a parking lot and stated the transportation problem is analogous to the sewer limitations, and stated we are presently at capacity in both these areas. Mr. Terwilliger stated that this element of the draft general plan did not reflect the wishes of the people of Rohnert Park and asked that the general plan process be slowed down.

Ron Fix, 8201 Camino Colegio, Rohnert Park

Mr. Fix stated he was a baby boomer and was born in Sonoma County and would like to cast his vote in favor of housing. He questioned that without further housing development in Rohnert Park, where would his son be able to buy a house? He stated he has been a builder in this area since the early 60's. He agreed that there is some validity to the complaint regarding industrial/commercial vs. housing needs but the comment about using up all our resources for housing is a wash.

Jerry Kohler, 371 Bonnie, Rohnert Park

Mr. Kohler stated he is a businessman with 100 employees and he has taken the time to review the draft general plan and disagreed with the criticisms of the fast track procedure. He stated he did not see the survey results as reflecting a "no growth" policy but as a "controlled growth" policy. Mr. Kohler stated there are permits that have been issued that allow us to build up into 1992 which is our sewer capacity and he believed that is what goal #1 (page 4.1) is referring to, however, he felt that goal #2 should be removed as it is not the intent of this document to talk about anything outside of our city limits. Mr. Kohler stated he was not sure what the city can do about the job situation vs. housing but it is something that needs to be worked on. Mr. Kohler referred to the Schedule of Actions listed on page 4.20, item #1 and asked if permits have already been issued for this project.

Mr. Leivo responded grading permits only.

Mr. Kohler stated he supported anything this plan can do for the senior citizens of our area and we have an obligation to them. As for the 811 units to be built, that is not a gigantic population increase. Mr. Kohler stated he had two daughters and when they were ready to buy a house, they would not be able to do so in Rohnert Park and I have an obligation to provide housing for my family and we need to take care of our own, not people moving here from L.A. In regards to item #3, page 4.20, he would like to see the wording changed to "the Planning Commission and the City Council will form a citizen community group to identify land suitable for residential development and will be empowered to update the General Plan" these things should not be under the complete control of the Planning Commission and the City Council and should be controlled by the people, the same goes for #4 and #5. He stated items #6, #7 and #8 did not belong in the Housing

Element. Mr. Kohler complained regarding the qualifying needs for the Redevelopment Agency funds and stated if you are a new family moving into Rohnert Park, you can't qualify, if you own a home and rent it out, you can apply for these loans but if you live in the house, you don't qualify; this should be changed. The "A" and "B" sections of Rohnert Park are the new poor of our community and they can't qualify to fix up their own homes. Mr. Kohler also stated we should help the people who live in the mobile home parks. He referred to item #13 (page 4.21) and stated that something should be added to address the older sections of town. Mr. Kohler asked what #14 means and could you explain to those of us who do not know what Section 8 Housing is and #17 - there needs to be some kind of way to access information for Community Support Groups and the city staff needs to be aware of these services.

Commissioner Mullins stated people are sleeping in the bathrooms in the city library.

Mr. Kohler continued that #18 (page 4.22), he was opposed to as the apartments were built so people who can't afford to buy homes can have affordable housing and they have certain rights too. As for #20, that should be changed to 1991 from 1995, in fact, we should start it right now. Mr. Kohler asked whose idea was #24 (page 4.22)

Mr. Leivo replied that he felt #24 had a lot of merit.

Mr. Kohler replied this is a LAFCO issue and does not belong in our General Plan.

Jim Clark, 80 Walnut Circle, Rohnert Park

Mr. Clark said he would like to compliment the Planning Commission and staff for what they are trying to do. He stated he felt the general plan could be accomplished and if the city chooses a fast track schedule, then let's do it. Mr. Clark stated he had questions on the following Housing Objectives (page 4.19) and asked if #1 was targeted for the senior citizens already living here; regarding #5, Mr. Clark asked how the city plans on accomplishing this when the Sierra Club is asking we restrict development; #8, how many people are on this subsidized housing now and he stated he would like to see that number doubled; #14 - what does it mean? #19, this should be accomplished by 1991, not 1994. #24; Mr. Clark agreed with this item and stated he didn't think anyone should be denied a place to live and if this helped facilitate it, he was all for it.

Coralina Serafim, 761 Lincoln Avenue, Rohnert Park

Ms. Serafim stated she agreed with speakers Mike Terwilliger and Jack MacKenzie and questioned the inclusion of item #24 (page 4.22) in the Rohnert Park General Plan and thought it was also strangely placed as the last item in the Land Use Element.

Furthermore, she stated, there are many internal inconsistencies in this document which this Element seems to bare out. She stated she felt the draft general plan was not a complete document and would not stand up as a long term plan. Ms. Serafim stated she was glad to see reference made to low income housing; the city should inform people as to how to get on the waiting list for Section 8 housing; and she asked the city to better define the growth management plan. Ms. Serafim referred to item #5, page 4.20, and asked that this be done before 1992 and suggested cluster housing be considered for low cost housing; she also agreed with #3 on page 4.2 and stated we should be working to fill the needs of the elderly at this time. Ms. Serafim asked if anyone has noticed the beige skies we have had lately due to air pollution and stated this was rarely seen in Sonoma County in the past but is now becoming quite common. She stated she was not for no growth and, in fact, had not heard of anyone who was and compared that thinking with that of being an ostrich, she was just asking that we proceed carefully. Ms. Serafim stated she was against condominium conversions.

Dawna Gallagher, 7342 Rasmussen Way, Rohnert Park

Ms. Gallagher referred to page 4.18, first paragraph and #11, page 4.20 and disagreed with the statement that there is no need for emergency shelter and stated that at present people from Rohnert Park have to go to Santa Rosa to get shelter because we have none here. She stated a strong need for transitional shelter and stated we are all just two or three paychecks away from being homeless ourselves and without an address you can't get a job. Ms. Gallagher stated that personal income has not kept up with housing costs and you have to earn \$39,000 annually to be able to buy a \$100,000 home and there is no such home in that price range in Rohnert Park and to earn that kind of money, you have to commute to Marin or San Francisco, which also adds to the pollution problem. She stated that only people who make over \$80,000 a year can afford to buy a home in Rohnert Park. We need to strongly address low cost housing and the State is requesting that 20% of the housing be low cost and there is going to have to be a cap put on the profit taking and develop a program where the State will award \$2.00 for every \$1.00 spent by the city. Our Assembly person is the Chairman of Housing. Ms. Gallagher stated that she herself was once homeless due to circumstances beyond her control and she vowed at that time to work with the homeless when she got back on her feet and homelessness can happen to anyone.

Chairperson Jones closed the public hearing.

Liz Eddins, 829-A St. Helena Avenue, Santa Rosa

Ms. Eddins asked what the Commission's procedure is to approve the draft general plan.

Chairperson Jones advised Ms. Eddins that when the Planning Commission is finished with the document, our recommendations will go to the City Council as well as the comments from other agencies and the general public. The Council will then make their changes and then the draft comes back to the Planning Commission for final public hearings.

Mr. Leivo replied that the Planning Commission will hold two more public hearings and then the City Council will hold public hearings on both the General Plan and draft EIR, and this will probably take place in late February.

Mr. Harvey Bell asked if he could receive copies of the changes being made to the draft general plan.

Chairperson Jones stated a clean copy would go out.

Chairperson Jones called a recess at 9:40 p.m.

Commissioner Davis left the Planning Commission meeting at 9:40 p.m.

Chairperson Jones reopened the meeting at 10:00 p.m.

Chairperson Jones asked for clarification of the power ABAG has over the city's general plan.

Planning Director Skanchy replied that ABAG is a regional advisory agency for the seven bay area counties and all of the cities.

Chairperson Jones stated it is a friendly agreement we have with them.

Mr. Leivo stated he has copies of the State Law that describes the Housing Element and stated you can challenge the ABAG projections and limit the number of building permits which is not always justification for reduction of regional housing needs; the document goes on to say that sewer problems could be justification to not meet ABAG's projections. State laws require that we be consistent with ABAG and one of the items cited by the Sierra Club documentation is that our Housing Element does not take into account the last ABAG housing projection needs.

Planning Director Skanchy stated the Housing Element is the only element in the general plan that has to be updated every 5 years.

Mr. Leivo stated we don't have to plan by ABAG explicitly. Chairperson Jones referred to page 4.1, under goals, and asked that the word "constructed" be changed to "serviced". In goal #2 we should add "pent up housing demand related to a citizen review of the general plan". Chairperson Jones asked if we are planning annexation before 1995.

Planning Director Skanchy stated there is going to be a shortfall of sewer capacity for residential units already approved on paper within the existing city limits.

Chairperson Jones asked if developers could put in the roads, etc. and everything but the houses.

Commissioner Mullins added that lands set aside for housing should be set aside for housing and nothing else.

Commissioner Hirson asked regarding #3, under goals, and asked how do you maintain a balance. Jobs are only going to come if an industry feels a need to be here.

Commissioner Mullins stated that these are just goals and not things that are actually going to happen.

Commissioner Hirson asked if this language needed to be in a draft general plan.

Chairperson Jones asked regarding goal #7 to add the word "only" before "allowing conversions from apartments, etc."

Commissioner Mullins stated that it should say that if it was built as an apartment, it stays as an apartment and cannot be converted into a condominium. There are certain required features that distinguish an apartment from a condominium.

Commissioner Hirson stated that goal #6 basically says nothing. On page 4.2, paragraph b, there is a typo and the figure should be 811 units and not 817 units.

Commissioner Mullins referred to page 4.5 first paragraph and stated we will have limited employment growth because big companies are not interested unless you can give their employees and them a place to live that is affordable and disagreed with the last sentence "there is no existing need" (section 4.5, 2nd paragraph).

Chairperson Jones stated that many generations are living in the same household and that the statement on page 4.8, section 4.8, 5th paragraph, last sentence, is simply not true and should be deleted.

Commissioner Mullins stated he would like to see 25% of your monthly income for house payments.

Chairperson Jones asked that on page 4.16 top of page, right side "will enable construction of only 811 new units". Under Housing policies (page 4.18) #2, to add "within our ability to provide services". Chairperson Jones asked for an explanation of what #4 means and asked is this a new plan and what is a voucher system.

Mr. Leivo explained that Section 8 is to provide housing and is targeted to assist renters. It provides subsidies that were tied to specific projects. Under the Reagan Administration people were issued vouchers that enabled them to rent any place they wanted to go, however, the Section 8 subsidy was cut out. For example if 30% of their income went for rent and the rent is \$500, they would pay \$300 and the Federal Government would pay the other \$200 under the voucher program.

Planning Director Skanchy stated that the Sonoma County Community Development Housing Commission administered a H.U.D. program that provided vouchers for low income and elderly also.

Chairperson Jones asked if there was anything we can do to change the language in this item so it is more understandable.

Chairperson Jones stated we need a paragraph that we will aggressively pursue these programs where ever possible.

Chairperson Jones stated that in connection with item #6, page 4.19 she was concerned with the condition of "B" section which has become just plain shabby and wants to know why it is so bad.

Mr. Leivo replied that a Housing Appearance Code could be adopted but might be controversial. She also stated that items #7 and #8 were conflicting statements.

Commissioner Hirson stated that he is agreeable to being compassionate but is item #10 (page 10) really the responsibility of the city.

Mr. Leivo replied that the emphasis of that item is to guarantee and maybe we should add the words "in cooperation with the county."

Chairperson Jones asked that #10 be reworded and to include continue to work with the County and State.

Chairperson Jones asked what #11 (page 4.20) means.

Mr. Leivo replied that it could be someone who is having a family emergency situation.

Commissioner Hirson stated we should do something about this before 1995.

Chairperson Jones asked that the last sentence in item #11, page 4.20 "should the need develop" be deleted. Also, item #12, change five percent to 10 percent. Chairperson Jones asked that items 3, 4 and 5, (page 4.20) be taken out as they belong to a full citizen committee review and do not have anything to do with us.

Commissioner Mullins disagreed with the deletion of #4.

Chairperson Jones stated these items are all directly related to going out into the sphere of influence and we specifically stated when we started that we were not going to do that.

Commissioner Mullins said he did not believe that.

Chairperson Jones made the motion that items 3, 4 and 5, page 4.20 that "the Planning Commission" be replaced with the wording "Citizen Planning Committee" and that a committee chosen by the community as part of the general plan update into the sphere of influence, Commissioner Hirson seconded and a voice vote was called:

AYES (3) Hamilton, Hirson and Jones

NOES (1) Mullins

Commissioner Hirson asked that items 10, 11 and 13 (page 4.21) that the words "Each year until 1995" be changed to "The city".

Chairperson Jones asked for a clarification of the redevelopment loans.

Mr. Leivo replied that there is a waiting list and we have identified a large number of households with incomes that qualify them for these loans.

Mr. Jerry Kohler spoke from the audience and asked how many of these people are homeowners and stated that none of these funds go to renters.

Commissioner Hirson asked that items #19 and #20, the wording be changed from "By 1995" to "By the end of 1991".

Commissioner Mullins stated that #20, Sonoma Grove, is a state regulated mobile home park and that the city has no authority there.

Planning Director Skanchy stated that the trailer park was operating under a Use Permit issued by the City of Rohnert Park.

Chairperson Jones stated that a paragraph is needed for emergency housing shelter.

Commissioner Hirson stated that #24 has nothing to do with Rohnert Park and was already mentioned in the Land Use Element and stated that it is redundant when it again appears in the Housing Element.

Chairperson Jones adjourned until Thursday, December 11, 1989 at which time the Planning Commission will continue with the Conservation Element. Meeting adjourned at 11:13 p.m.

Chairperson

Recording Secretary

TO: PLANNING COMMISSION
FR: DIANE TOMKINS
RE: BIKE PATHS AND SAFETY IN ROHNERT PARK

Please consider the following additions to the General Plan regarding bicycle safety and paths:

1. Written commitment in Section 3.10 to construct north/south bike paths within the next two years. Possible streets include Commerce Blvd., Country Club Drive, Snyder Lane, and Adrian Avenue (see attached map).

Advantages: 1) Written support of the General Plan's commitment to reducing automobile traffic, 2) increase pedestrian/bicycle access to shopping areas and residential, 3) increase safety of bicyclists already riding on these routes.

2. Continuation of bike path on Old Redwood Drive from Cotati City Limits to Southwest Boulevard (approximately 1 block long). (Cotati recently re-painted their bike path ending at Cotati City Limits.)

Advantages: Little expense to insure bicycle safety.

3. Maintenance of existing bike paths, particularly cleaning and repair of bike path from Snyder Lane at Southwest Blvd. to SSU campus.

Advantages: 1) Construction activity at High School has left debris on path hazardous to safety, 2) ruptured asphalt along path is dangerous, 3) insuring maintenance of community benefit.

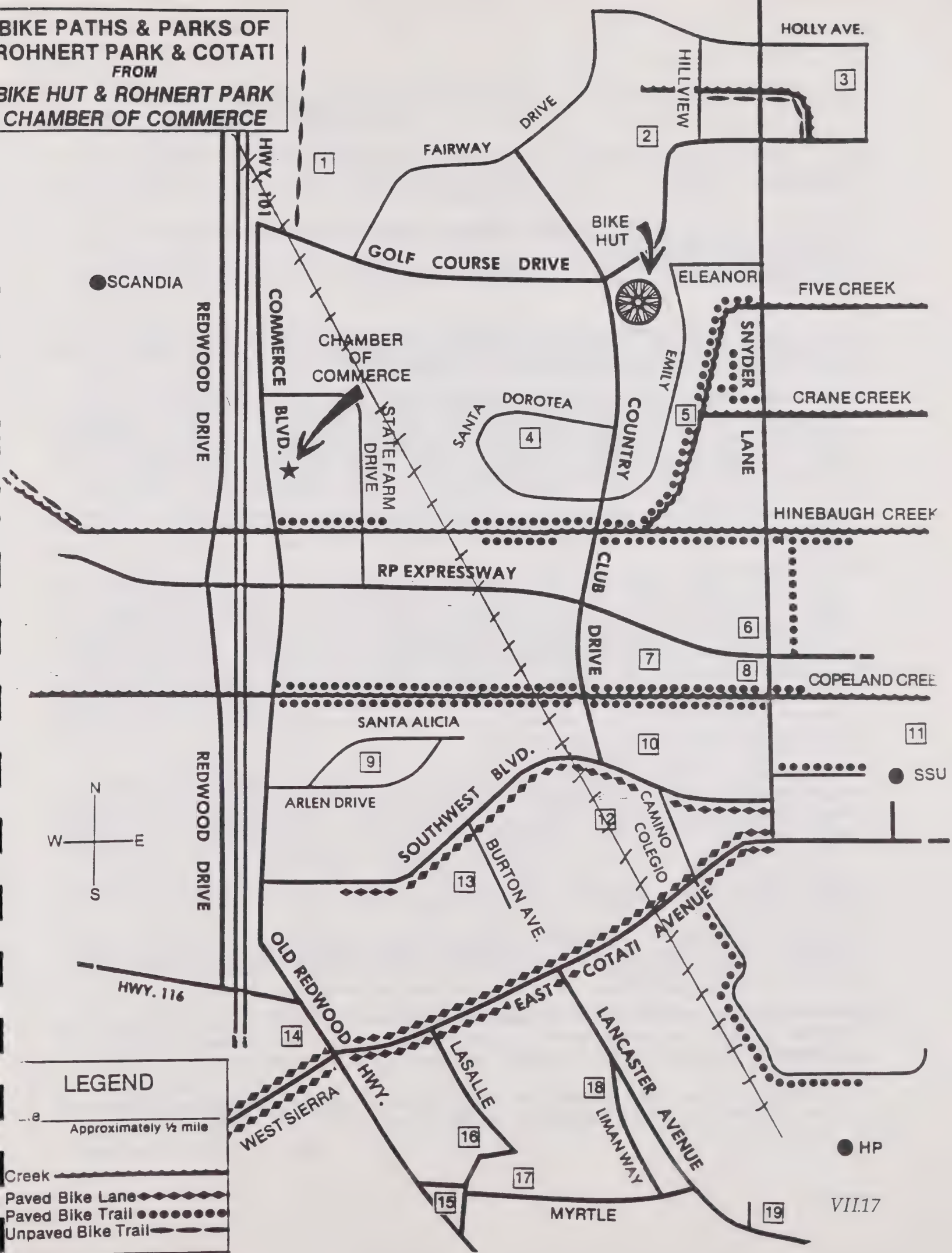
4. Bike path along railroad right-of-way.

Advantages: 1) connect a majority of the east/west streets in Rohnert Park, 2) could be done without impacting the width of traffic lanes.

Stipulations: Lane would be constructed at the appropriate safe distance from the railroad line, possibly with curbs that would prevent straying into the railroad right-of-way proper.

Thank you for your consideration of these additions.

**BIKE PATHS & PARKS OF
ROHNERT PARK & COTATI**
FROM
**BIKE HUT & ROHNERT PARK
CHAMBER OF COMMERCE**



LEGEND

Approximately 1/2 mile

Creek
Paved Bike Lane
Paved Bike Trail
Unpaved Bike Trail

Elizabeth Eddins
829 A St. Helena Avenue
Santa Rosa, Ca. 95404

12/04/89

Members of the City Council and Planning Commission, City Planning Staff
The City of Rohnert Park
6750 Commerce Boulevard
Rohnert Park, Ca. 94928

The Sierra Club has some serious concerns about the Rohnert Park general plan revision process and the content of the draft general plan.

The "fast track" update process Rohnert Park is undertaking seriously damages opportunities for citizen input into a draft plan. Rohnert Park City staff have slapped together a "draft" plan on the basis of little more than two meetings and a survey. Furthermore, hearings on this "draft" are so closely spaced that citizens have little time to thoroughly review the document before commenting.

The City's justification for this fast track process is that the Court will require the update to be completed in 120 days, and that development is being held up.

Yes, it is likely that the Court will require the plan to be updated within 120 days, but extensions from the Court are awarded practically for the asking. The City is using the 120 day "requirement" as an excuse to railroad a plan through so that large amounts of commercial development can proceed. Since the City's main priority is letting development continue at a rapid pace, they should have listened to the advice of their attorney over a year ago, when he advised them of the inadequate general plan and likely consequences. Blaming the fast track process on the Sierra Club lawsuit is a feeble excuse for having neglected State mandated responsibilities in the past.

The content of the recently released draft plan raises some serious questions about the way long-term planning is being handled by the City. Because of the sewer capacity situation, the plan is only for a 5 year time frame, and is only meant to cover the area within the City limits. However, there are numerous policies in the draft plan which address proposed land uses outside the existing City limits. This leads to confusion about the actual scope of the general plan. Following are examples of these policy statements:

1. The City plans to have an ultimate population size of around 50,000 persons. (Stated on p. 2.21) This is 11,100 more people than can be accommodated within the existing City Limits.
2. Conduct an analysis of what improvements should be made to the existing City infrastructure, including water systems, sewer mains, and streets, in order to accommodate development in the LAFCO approved sphere of influence (p. 2.21)
3. Bring all the area within the LAFCO approved sphere of influence into the Cotati-Rohnert Park Unified School District (p.2.21)

4. Determine if it would be beneficial to annex the area along South Santa Rosa Avenue into Rohnert Park (p.2.22)

5. Assure that adequate and suitable residential development sites exist to meet the pent up housing demand that will exist in 1995 when expansion of wastewater capacity will allow substantial residential development. (p. 4.1)

6. Study and determine the feasibility of development of a golf course with large residential lots bordering it in the area between the City's easterly limit and Petaluma Hill Road. Implementation of this proposal will not be possible until after 1995 (p.6.3).

These are a few examples of policy statements which deal with the area within the sphere of influence. The draft plan is internally inconsistent because it projects development outside the City limits, but doesn't adequately address this development in any of the elements. In order to adequately plan for the area outside the City limits, the City should either expand the scope of the general plan to cover this area during this update process, or do another complete general plan update before any land is annexed to the City. Otherwise, the sphere of influence will be developed without citizen involvement in comprehensive planning for the area. Powerful development interests could develop this valuable land on a piecemeal, annexation by annexation basis as soon as there is adequate sewer capacity.

To address this issue, we propose that the following policy statement be added to the general plan:

Before any area is annexed to the Rohnert Park, there shall be a comprehensive general plan update done. No development proposals for this area shall be entertained by the City until this comprehensive general plan update is done. This update shall formulate general plan policies for all areas within the LAFCO approved sphere of influence. There will be extensive public input solicited for this update process.

In addition to the above issues, we are also concerned about the organization of the draft plan. It is not clear how goals, objectives, proposals, and principles relate to each other. Please provide a definition of these terms and explain their relationship (i.e. are "proposals" implementation policies for more general "principles"?) It would be preferable to list the more specific policies under the objective they are meant to accomplish.

Also, there are various policy statements in the explanatory text of elements which are not in the principles, policies, etc. sections. It would be easier to understand the document if all the policy proposals were in the same place, rather than interspersed throughout explanatory text. I would also like to point out that "An element may be found internally inconsistent if it proposes a specific implementation measure without supplying underlying policies to justify the need for that measure." (Concerned Citizens for Calaveras County v. Board of Supervisors, 1985)

Sincerely,



Elizabeth Eddins

Sonoma Group Sierra Club

«DATA Address List-12/1»

December 1, 1989

«nameaddress»

Dear «lastname»:

The Planning Commission has scheduled three additional public meetings to continue its review of the draft General Plan. Those meetings will be on:

Monday, December 4, 1989
Thursday, December 7, 1989, and
Monday, December 11, 1989

All of the meetings will begin at 7:30 p.m. and will be held at City Hall, 6750 Commerce Boulevard, Rohnert Park.

The Planning Commission again expresses its appreciation to all those who have participated in the public meetings.

This past week, the Planning Commission reviewed and revised the Land Use element and most of the Circulation element.

On December 4, the Commission will probably complete its review of the Circulation element, listen to public comments regarding the Housing element, and then review and revise the Housing element. On December 7, the Planning Commission probably will address the Conservation element. After listening to the public, the Commission will review and revise this element. If there is time, the Planning Commission may listen to comments, review and amend the Open Space element on December 7. Depending upon the number of public comments and the progress of the Planning Commission, the Noise and Safety elements may be scheduled for review on December 11.

The Planning Commission encourages your continued valuable participation in the General Plan revision process.

Sincerely,

Carl Eric Leivo
Assistant to the City Manager

CEL:dt

Scott Ahrens
5101 Hacienda Court
Rohnert Park, CA 94928

Norah Alford
101 Enterprise, #75
Rohnert Park, CA 94928

Jim Angelo
5785 Dolores
Rohnert Park, CA 94928

Henry Arian
4567 Harbor Lane
Rohnert Park, CA 94928

Marcelle Arian
4567 Harbor Lane
Rohnert Park, CA 94928

Evelyn R. Beauchamp
1117 Cielo Circle
Rohnert Park, CA 94928

Harvey Bell
700 Lindsay Avenue
Rohnert Park, CA 94928

Henry Bills
1161 San Antonio
Rohnert Park, CA 94928

Ray Biloplavek
815 Corti Aziel
Rohnert Park, CA 94928

Joseph Boyle
1372 Mattice Lane
Rohnert Park, CA 94928

Mrs. Raymond A. Brooks
P. O. Box 1173
Rohnert Park, CA 94927-1173

Janice Brown
4438 Hollingsworth Circle
Rohnert Park, CA 94928

Leff Brown
4438 Hollingsworth Circle
Rohnert Park, CA 94928

Clifton Buck-Kauffman
1039 Madrone Avenue
Cotati, CA 94931

Thomas Brenton Burrell
6189 San Mateo Court
Rohnert Park, CA 94928

Marion Burrell
6189 San Mateo Court
Rohnert Park, CA 94928

T. Robert Cato
6197 Santa Clara Place
Rohnert Park, CA 94928

James Christian
1300 North Dutton, Suite 106
Santa Rosa, CA 95401

Frank M. Christmas
7380 Circle Drive
Rohnert Park, CA 94928

James M. Clark
80 Walnut Circle
Rohnert Park, CA 94928

Dixie Conway
5680 Daniel Drive
Rohnert Park, CA 94928

Patricia M. Costello
430 Santa Barbara Drive
Rohnert Park, CA 94928

Consuelo Couley
6179 San Bruno Court
Rohnert Park, CA 94928

Julia D'Addario-Ahrens
5101 Hacienda Court
Rohnert Park, CA 94928

Tim Danesi
6400 Meadow Pines Avenue
Rohnert Park, CA 94928

Bambi Dennett
5349 Daniel Drive
Rohnert Park, CA 94928

Rick Dennett
5349 Daniel Drive
Rohnert Park, CA 94928

Betty Ferra
433 Ava Avenue
Rohnert Park, CA 94928

Tony Ferra
433 Ava Avenue
Rohnert Park, CA 94928

Richard Forrest
1339 Megan Place
Rohnert Park, CA 94928

Denny C. Freeman, DC
340 Raley's Towne Centre
Rohnert Park, CA 94928

Margaret Fuller
5730 Davis Circle
Rohnert Park, CA 94928

Dawna Gallagher
7342 Rasmussen Way
Rohnert Park, CA 94928

Thomas J. Gallagher
7342 Rasmussen Way
Rohnert Park, CA 94928

Sandra L. Geary
1422 Montana
Rohnert Park, CA 94928

George Geister
5715 Davis Circle
Rohnert Park, CA 94928

John Giertz
455 Alta Avenue
Rohnert Park, CA 94928

Frank Gilman
85 Alma Avenue
Rohnert Park, CA 94928

Homer Goodwin
41 Yaurel Court
Rohnert Park, CA 94928

Pilar Goodwin
41 Yaurel Court
Rohnert Park, CA 94928

Mike Gragg
7408 Brenda Way
Rohnert Park, CA 94928

Flo Gresty
4507 Fairway Drive
Rohnert Park, CA 94928

Alfred Haggerty
167 Fescue Way
Rohnert Park, CA 94928

Laura Hamilton
8025 Beverly Drive, #301
Rohnert Park, CA 94928

Craig Harrington
1936 Spring Street
Healdsburg, CA 95448

Ron Harris
333 Enterprise, #29
Rohnert Park, CA 94928

Hertzel Harrison
4413 Hamlet
Rohnert Park, CA 94928

E. Heison
915 Dorine Avenue
Rohnert Park, CA 94928

Linda Henderson
1433 Magnolia Avenue
Rohnert Park, CA 94928

Molly Herman
4855 Synder Lane, Apt. 382
Rohnert Park, CA 94928

John Hoobler
7102 Adrian Drive
Rohnert Park, CA 94928

Marjorie Jean Hoobler
7102 Adrian Drive
Rohnert Park, CA 94928

George Horwedel
7669 Camino Colegio
Rohnert Park, CA 94928

Catherine Isett
1435 Muir Place
Rohnert Park, CA 94928

Rick Kaufman
1520 Holly Avenue
Rohnert Park, CA 94928

Mrs. W. B. Kery
4750 Country Club
Rohnert Park, CA 94928

Karl Kim
217 Fauna Avenue
Rohnert Park, CA 94928

Jerry Kohler
371 Bonnie Court
Rohnert Park, CA 94928

Lewis J. Kuehm
1406 Gregory Court
Rohnert Park, CA 94928

Joseph Louvar
912 Edna Court
Rohnert Park, CA 94928

Theresa J. Louvar
912 Edna Court
Rohnert Park, CA 94928

Alvin Reed Lyle
4536 Fairway Drive
Rohnert Park, CA 94928

Cathe Lynch
8201 Camino Colegio, #90
Rohnert Park, CA 94928

Barbara MacKenzie
1536 Gladstone Way
Rohnert Park, CA 94928

Jake MacKenzie
1536 Gladstone Way
Rohnert Park, CA 94928

Ed Maness
963 Ellen Court
Rohnert Park, CA 94928

Jim Manion
439 Ava Avenue
Rohnert Park, CA 94928

Ray McKenzie
7729 Montero Drive
Rohnert Park, CA 94928

James Michener
1312 Gold Way
Rohnert Park, CA 94928

Dave Mochel
4405 Hollingsworth
Rohnert Park, CA 94928

Linda Morand
5297 Eunice Street
Rohnert Park, CA 94928

Paul Morand
5297 Eunice Street
Rohnert Park, CA 94928

Lee Neuerburg
7621 Beverly Drive
Rohnert Park, CA 94928

Ron Neuerburg
7621 Beverly Drive
Rohnert Park, CA 94928

Edward O'Brien
1525 Holly Avenue 1
Rohnert Park, CA 94928

Marjorie O'Brien
1525 Holly Avenue 1
Rohnert Park, CA 94928

Kevin Otten
328 Allan Avenue
Rohnert Park, CA 94928

Charmaine Padilla
252 Fig Ct.
Rohnert Park, CA 94928

Linda R. Park
1265 Camino Coronado
Rohnert Park, CA 94928

Darryl Parkinson
1373 Parkway
Rohnert Park, CA 94928

Robert Powell
952 Hawthorne Circle
Rohnert Park, CA 94928

Karyn Pulley
6390 San Rafael Court
Rohnert Park, CA 94928

Monique Purkett
64 Francis Circle
Rohnert Park, CA 94928

S. Purkett
64 Francis Circle
Rohnert Park, CA 94928

Richard J. Radtke
6188 San Ramon Place
Rohnert Park, CA 94928

Herbert Ray
1383 Middlebrook Way
Rohnert Park, CA 94928

Reji Ray
1383 Middlebrook Way
Rohnert Park, CA 94928

James E. Redding
7147 Barbi Lane
Rohnert Park, CA 94928

Beth Robertson
4722 Fairway Drive
Rohnert Park, CA 94928

Jimmie Rogers
101 Golf Course Drive
Rohnert Park, CA 94928

Joyce Rogers
101 Golf Course Drive
Rohnert Park, CA 94928

David Rostov
39 Walnut Circle
Rohnert Park, CA 94928

Cecelia Russell
1550 Parkway Drive
Rohnert Park, CA 94928

Lon Russell
1550 Parkway Drive
Rohnert Park, CA 94928

Gene Schwarz
26 Freedom Place
Rohnert Park, CA 94928

Lisa Schwarz
26 Freedom Place
Rohnert Park, CA 94928

Calvin Scollon
101 Enterprise Drive, #142
Rohnert Park, CA 94928

Coralia Serafim
761 Lincoln Avenue
Rohnert Park, CA 94928

Rhonda Shawner
7592 Beverly Drive
Rohnert Park, CA 94928

Suzanne Shriver
7333 Cornell Avenue
Rohnert Park, CA 94928

John Sime
2 Las Casitas Drive
Rohnert Park, CA 94928

Elizabeth Smalarz
1541 Genesis Court
Rohnert Park, CA 94928

Bruce Smith
4501 Heath Circle
Rohnert Park, CA 94928

Spring Songbird
1333 Gold Way
Rohnert Park, CA 94928

Monse Speer
699 Lincoln Avenue
Rohnert Park, CA 94928

Pam Stafford
5793 Dexter Circle
Rohnert Park, CA 94928

Georgia Clark Stevens
101 Enterprise Drive #99
Rohnert Park, CA 94928

Jeanne Stratford
7789 Montero Drive
Rohnert Park, CA 94928

John R. Stratford
7789 Montero Drive
Rohnert Park, CA 94928

Whitey Stratton
875 Holly Avenue
Rohnert Park, CA 94928

Paul Stutrud
712 Hudis Street
Rohnert Park, CA 94928

Kristin Swanson
7075 Adele Avenue
Rohnert Park, CA 94928

Mike Terwilliger
1165 Santa Cruz Way
Rohnert Park, CA 94928

A. Scott Thimann
1481 Parkway Drive
Rohnert Park, CA 94928

Renée Thimann
1481 Parkway Drive
Rohnert Park, CA 94928

James B. Thomas
4405 Hamlet Court
Rohnert Park, CA 94928

James Thompson
4300 Gloria Court
Rohnert Park, CA 94928

Mrs. James Thompson
4300 Gloria Court
Rohnert Park, CA 94928

Helen M. Todd
961 Santa Cruz Way
Rohnert Park, CA 94928

Jay Todd
961 Santa Cruz Way
Rohnert Park, CA 94928

David Van Nuys
6189 San Bruno Court
Rohnert Park, CA 94928

Jerry Weiss
P. O. Box 7044
Cotati, CA 94931

Chip Worthington
8080 Mitchell Avenue
Rohnert Park, CA 94928

Tim Wright
P. O. Box 499
Cotati, CA 94931

★ ★ GENERAL PLAN MEETING ★ ★

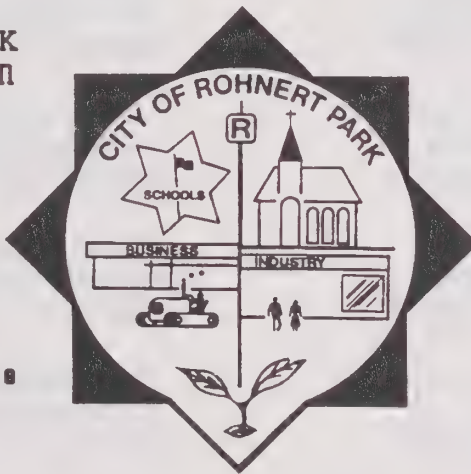
For the members of the public, the Rohnert Park Planning Commission will conduct a General Plan Meeting on Monday, December 4, 1989, and Thursday, December 7, 1989, at 7:30 p.m. in the City Council Chambers at 6750 Commerce Blvd.

The purpose of the meetings is to review the Rohnert Park draft General Plan and the seven mandatory elements. The Housing, Conservation, and Open Space Elements will be discussed at these meetings.

Copies of the draft General Plan are available at the Rohnert Park Planning Department for public review and comment at City Hall.

1989
ROHNERT PARK
GENERAL PLAN
MEETING

MONDAY,
DEC. 4
THURSDAY,
DEC. 7
7:30 P.M.
CITY HALL
6750 Commerce
Boulevard
Council
Chambers



Elizabeth Eddins
829 A St. Helena Avenue
Santa Rosa, Ca. 95404

12/04/89

Members of the City Council and Planning Commission, City Planning Staff
The City of Rohnert Park
6750 Commerce Boulevard
Rohnert Park, Ca. 94928

The Sierra Club has some serious concerns about the Rohnert Park general plan revision process and the content of the draft general plan.

The "fast track" update process Rohnert Park is undertaking seriously damages opportunities for citizen input into a draft plan. Rohnert Park City staff have slapped together a "draft" plan on the basis of little more than two meetings and a survey. Furthermore, hearings on this "draft" are so closely spaced that citizens have little time to thoroughly review the document before commenting.

The City's justification for this fast track process is that the Court will require the update to be completed in 120 days, and that development is being held up.

Yes, it is likely that the Court will require the plan to be updated within 120 days, but extensions from the Court are awarded practically for the asking. The City is using the 120 day "requirement" as an excuse to railroad a plan through so that large amounts of commercial development can proceed. Since the City's main priority is letting development continue at a rapid pace, they should have listened to the advice of their attorney over a year ago, when he advised them of the inadequate general plan and likely consequences. Blaming the fast track process on the Sierra Club lawsuit is a feeble excuse for having neglected State mandated responsibilities in the past.

The content of the recently released draft plan raises some serious questions about the way long-term planning is being handled by the City. Because of the sewer capacity situation, the plan is only for a 5 year time frame, and is only meant to cover the area within the City limits. However, there are numerous policies in the draft plan which address proposed land uses outside the existing City limits. This leads to confusion about the actual scope of the general plan. Following are examples of these policy statements:

1. The City plans to have an ultimate population size of around 50,000 persons. (Stated on p. 2.21) This is 11,100 more people than can be accommodated within the existing City Limits.
2. Conduct an analysis of what improvements should be made to the existing City infrastructure, including water systems, sewer mains, and streets, in order to accommodate development in the LAFCO approved sphere of influence (p. 2.21)
3. Bring all the area within the LAFCO approved sphere of influence into the Cotati-Rohnert Park Unified School District (p.2.21)

4. Determine if it would be beneficial to annex the area along South Santa Rosa Avenue into Rohnert Park (p.2.22)
5. Assure that adequate and suitable residential development sites exist to meet the pent up housing demand that will exist in 1995 when expansion of wastewater capacity will allow substantial residential development. (p. 4.1)
6. Study and determine the feasibility of development of a golf course with large residential lots bordering it in the area between the City's easterly limit and Petaluma Hill Road. Implementation of this proposal will not be possible until after 1995 (p.6.3).

These are a few examples of policy statements which deal with the area within the sphere of influence. The draft plan is internally inconsistent because it projects development outside the City limits, but doesn't adequately address this development in any of the elements. In order to adequately plan for the area outside the City limits, the City should either expand the scope of the general plan to cover this area during this update process, or do another complete general plan update before any land is annexed to the City. Otherwise, the sphere of influence will be developed without citizen involvement in comprehensive planning for the area. Powerful development interests could develop this valuable land on a piecemeal, annexation by annexation basis as soon as there is adequate sewer capacity.

To address this issue, we propose that the following policy statement be added to the general plan:

Before any area is annexed to the Rohnert Park, there shall be a comprehensive general plan update done. No development proposals for this area shall be entertained by the City until this comprehensive general plan update is done. This update shall formulate general plan policies for all areas within the LAFCO approved sphere of influence. There will be extensive public input solicited for this update process.

In addition to the above issues, we are also concerned about the organization of the draft plan. It is not clear how goals, objectives, proposals, and principles relate to each other. Please provide a definition of these terms and explain their relationship (i.e. are "proposals" implementation policies for more general "principles"?) It would be preferable to list the more specific policies under the objective they are meant to accomplish.

Also, there are various policy statements in the explanatory text of elements which are not in the principles, policies, etc. sections. It would be easier to understand the document if all the policy proposals were in the same place, rather than interspersed throughout explanatory text. I would also like to point out that "An element may be found internally inconsistent if it proposes a specific implementation measure without supplying underlying policies to justify the need for that measure." (Concerned Citizens for Calaveras County v. Board of Supervisors, 1985)

Sincerely,



Elizabeth Eddins

Sonoma Group Sierra Club

'New city' idea passes test vote at RP meet

By JUD SNYDER

A relatively innocuous paragraph in Rohnert Park's draft General Plan concerning building another city in Sonoma County drew out some opposing views at last night's Planning Commission discussion of land use elements in the GP. It also forced the commission to come to a roll call vote, the only time it did so during the land use debate.

"Encourage the establishment of a new city in Sonoma County in the southern part of the County in the general area of the Lakeville Highway and Highway 37 intersection so as to provide housing opportunities closer to the job market in Marin, Solano and San Francisco counties," the paragraph said. For those with draft GP's on their coffee tables, it's the last item (number 23) under proposals for land use on page 2.22.

This is not a new idea. City Manager Pete Callinan has mentioned this in past discussions concerning county population growth and traffic and it's apparent he's the one that had the idea reborn in print in the city's draft GP.

Planning Commission Chairwoman Vida Jones didn't agree with this suggestion.

"This was put in here for the sole purpose to make money for some developer," she said. "What has this got to do with Rohnert Park? It has no place in our General Plan."

"We're going to have to start a new city somewhere," said Commissioner Mike Mullins, alluding to the population growth in the county.

Planning Director Paul Skanchy tried to downplay the item: "It's just a statement."

But Jones wasn't convinced that any mention of a new community outside the borders of the city had any place in the GP. "Where's the impact?" she asked.

"It does impact Rohnert Park," said City Engineer Ron Brust. "The

See CITY, Page 2

2 Friday, December 1, 1989
Rohnert Park-Cotati Clarion

CITY

From Page 1

pressure for annexation and development around Rohnert Park will get greater and greater. If you can direct growth to this area (Lakeville Rd. and Highway 37) it would take pressure off Rohnert Park."

"I have no problem with development going somewhere else," replied Jones. "Rohnert Park is going to grow, but we won't be alleviating the pressure off us by including this in our General Plan."

All five commissioners debated the merits of mentioning another city yet to be built, if ever, in a city's draft General Plan until it was decided to take a vote on whether to keep the wording in the draft GP or delete it. Three commissioners, Mullins, John Hamilton and Jim Davis voted to keep it; Jones and Barney Hinson voted to take it out. It stays, 3-2.

Discussion on other land use elements were solved by a general consensus with no votes taken.

Last night's meeting was strictly set aside for commission debate and no audience comment was allowed. It seems that Monday night's (Nov. 27) public hearing absorbed so much criticism and comments from speakers that the commission had no chance to tackle the GP wording on their own. Word must have spread about this "no comment from the public" meeting held last night for there were only about a dozen to 15 people in the audience.

"We took a lot of criticism Monday night," Jones told The Clarion during an intermission. "It basically reinforced the patterns already set about growth management and open space. Much of the material was already said at the Town Meeting in October and on the community survey sheets. It was just different people saying them Monday, but the same general concerns."

She had praise for the draft General Plan. "It's an excellent instruction book on how the city is run. A lot of the areas in city government are not widely known and the General Plan answers a lot of those questions. Everybody should read it."

The commission agreed on several lesser items including removing "inflammatory language" from paragraphs concerning South

Santa Rosa Avenue and Canon Manor.

The GP makes mention of the stretch of South Santa Rosa Ave. from Todd Road south to its end at the freeway overpass. According to language in the draft GP, this section of road is south of Santa Rosa's sphere of influence and north of Rohnert Park's.

"Logically, the area should be annexed to Santa Rosa," says item 2.9 on page 2.14. "On the other hand, Sonoma County and Santa Rosa do not seem to care about the area."

On Canon Manor, the group of single family houses directly across East Cotati Avenue from Sonoma State University's main gate, the draft GP (item 2.10 on page 2.14) says in part, "This area is an example of poor planning and an indication that the County of Sonoma has been lax in planning or protecting the area around Sonoma State University."

Both examples of "inflammatory language" have been deleted.

The commission brushed lightly on the subject of residential growth management but nothing new was added.

"Residential housing growth management has been about 650 units a year and the city has stuck pretty close to that ever since the late 1970's," said Skanchy. "The only reason why it's not in force now is because of restrictions on sewer allotments." He said sewer restrictions will be in force until at least 1995 when the Llano Road sub-regional wastewater treatment plant operated by the City of Santa Rosa will have completed expansion work currently underway.



APPENDIX VIII

**PLANNING COMMISSION GENERAL
PLAN MEETING**

December 7, 1989

comment period. The Commission identified changes that should be included in the Planning Commission Draft of the General Plan.

The Rohnert Park Planning Commission continued its review of the Draft General Plan on December 7, 1989. Notice of the meeting was published in the Clarion and invitations were sent to 124 individuals. The meeting began at 7:30 p.m. and was held at City Hall, 6750 Commerce Boulevard.

The Planning Commission Chairperson opened the meeting and noted that the Planning Commission intended to review Chapter 5, Conservation and Chapter 6, Open Space. The discussion began with an overview of the two chapters by City staff. Upon completion of the overview, the Planning Commission Chairperson solicited public comments.

Suggestions and observations from the public addressed: water channel vegetation, reducing solid waste volumes, using treated wastewater for irrigation, installation of water meters, drinking water quality, incentives for energy efficient construction, a third golf course, Roberts Lake, acquisition of open space, creation of a cemetery as open space, water supplies, air quality, wood burning emissions, earthquakes, the term of the plan, toxic chemicals, composting, implementation of objectives, and designation of a community park north of Sonoma State University.

Upon completion of all public comments, the Planning Commission began its review of Chapters 5 and 6. City staff answered questions that were raised during the public

ROHNERT PARK PLANNING COMMISSION
GENERAL PLAN PUBLIC MEETING
THURSDAY, DECEMBER 7, 1989

The meeting was called to order at 7:30 p.m. by Chairperson Vida Jones. The pledge of allegiance was led by Commissioner Hirson.

Roll Call: Present: (5) Commissioners Davis, Hamilton, Hirson, Mullins, and
Chairperson Jones

Absent: (0) None

Approval of Minutes: Chairperson Jones asked if there are any minutes for approval. Planning Director Skanchy stated that they will be available for approval sometime in January.

Chairperson Jones opened the meeting announcing the format on the public discussion of the draft General Plan Chapters 5 (Conservation) and 6 (Open Space) and stated that both elements will be considered at the same time.

Chairperson Jones recognized Director of Public Works/City Engineer Brust who explained the Conservation Element and its goals, objectives, policies and proposals: Drainage and Erosion, Geology, Soils, Solid Waste, Water Supply, and Wastewater. Mr. Brust also explained the maps, charts, and graphs on Drainage, Refuse, Annual Water Use by Source, Water Service Accounts by Type, Projected Water Use and Rohnert Park's Water System, Wastewater System, and Wastewater Flows. Mr. Brust stated that recycling is one of the ways to conserve solid waste.

Commissioner Hirson inquired about the problem of land subsiding due to pumping of ground water. Mr. Brust replied that the problem is addressed in the Safety element but that there has not been any problems in the past and the City is not overdrafting the ground water basin.

Commissioner Hirson indicated that there is not much language about recycling of water in the document. Mr. Brust replied that this section of the document will be beefed up and that Commissioner Hirson's comment was a good one.

Chairperson Jones asked if the report concerned itself to build out. Mr. Brust replied that the document does address to the build out within the City limits.

Commissioner Hirson referred to Proposal #10 on page 5.12. Mr. Brust replied that the Sonoma County Water Agency Aqueduct runs down the west side of the railroad right of way and the City currently has 6 major connections with the aqueduct. What we are proposing is to take more water from the aqueduct with the aqueduct system as our primary source of water and use the wells as back up.

Commissioner Hirson stated he read in the newspapers that Hewlett Packard had problems with the City's ground water so they are using aqueduct water and asked if there is any potential problem with any commercial development in Rohnert Park who had to use surface water instead of ground water. Mr. Brust replied that there is currently no other commercial development having problems with Rohnert Park's water. Hewlett Packard is the only one with the ground water problem in their production of microchips for computers. Because of the amount of silica that comes out of the ground water, it cannot be used for the production of microchips.

Commissioner Mullins asked if the cost is the same for ground water as aqueduct water. Mr. Brust replied that the City saves more money by paying for aqueduct water than by drilling and maintaining wells.

Chairperson Jones asked if the major source of City water will be from the aqueduct and the well system as back up. Mr. Brust replied that his intent is to try to reduce the maintenance and operational costs of well systems and to minimize the use of ground water.

Commissioner Davis referred to the graph on page 5.6 and asked why the City used more water in 1987 than any other year including 1988. Mr. Brust replied that from time to time we find that we use a little bit more water from the aqueduct than anticipated to be used and 1987 was one of those years.

Commissioner Davis asked about the matter of controlling the water pressure. Mr. Brust replied that one of the problems in 1987 was that we were not paying too much attention to the water pressure.

Chairperson Jones asked what the problem is with the wells in the northern part of town. Mr. Brust replied that in the northeastern part of town east of Snyder Lane, the wells did not produce the volume of water that we anticipated so it is recommended that no more wells be drilled in this area.

Chairperson Jones referred to the Wastewater System on page 5.7 and stated that the map does not show the new pipe that goes into the "M" section. Mr. Brust replied that the map shows only pipes that are 8" or larger.

Planning Director Skanchy referred to the 4 goals in the General Plan on Open Space and referred to map on display to point out the areas referred to as open space and went over with the Commission the Standards and Proposals on Open Space.

Chairperson Jones referred to Proposal #10 on page 6.4 and asked Mr. Skanchy if he knows what Sonoma State plans for the lands between SSU and the Rohnert Park Expressway. Mr. Skanchy replied that he has not reviewed the new SSU environs as of yet and does not know what is designated for this area.

Chairperson Jones invited members of the public who wished to speak to do so at this time and requested that the speakers limit their time to 5 minutes and to discuss items on Conservation and Open Space elements.

Harvey Bell, 700 Lindsay Avenue, was recognized and read his comments and proposals from a prepared text, a copy of which is attached to the original set of these minutes. Mr. Bell reiterated that he would still like the Planning Commission to stop the fasttrack updating of the General Plan because this manner is not educating the public of the planning process and the public is missing the opportunity to get really involved in something to do what the future will be.

Jim Clark, 80 Walnut Circle, was recognized, and referred to page 5.11, Proposal No. 12 and stated that the proposal should have an addendum to see what we are going to do about it, how we are going to do it, and in what year. In reference to Proposal No. 10, he would like to see a number put on that. Mr. Clark also stated that regarding Proposal No. 11 in constructing additional water facilities, we can have too many or not enough and address a number on it. Mr. Clark stated that he does not know if the City has an emergency ration plan in place and if it does not to add it as Proposal No. 15. In reference to Open Space, on page 6.3, a cemetery has not been considered in any of our Open Space which would take 15 to 20 acres off our hands--Rohnert Park does not have a cemetery and what if Sebastopol and Petaluma say that we cannot bury there anymore? The City should take this matter in serious consideration. Mr. Clark commended the Commission and City staff for doing a good job with the updating process.

Mike Terwilliger, 1165 Santa Cruz Avenue, was recognized and referred to page 5.6, 2nd paragraph and stated he would like more information on what "adequate" means, what point in projected use line do we have to rely on aqueduct water because we are relying on aqueduct water we need to get information where the supply is coming from considering the experiences we have had in the last 10 years with drought and what effect does all this water have in the Russian River. Mr. Terwilliger stated he would like to see a map that projected where we can see the projected growth in Sonoma County and Rohnert Park and how we obtained future water supply and in terms of planning maybe a survey should be made on what how much growth this area will sustain. We should be conserving water since we are susceptible to drought. Mr. Terwilliger also stated that air quality should be addressed in this element because it is a very important resource and growth will have a serious impact on it not only in residential and commercial. Woodburing fires emission are far more toxic than those coming out of industrial uses.

Dale Trowbridge, 6039 Elsa Avenue, was recognized and stated that when you look at open space designations, they are going to be designated to high growth pressure and has the potential of major effect on the quality of life in this area like Southern California which is overcrowded. He would like to see designation of specific parcels because land becomes more valuable and becomes almost impossible to preserve automatically -- if you designate an area as residential, it will end up that way. If you designate open space, you must have a plan with specific parcels and specific ways to preserve open space.

Jim Thomas, 4405 Hammond Ct., was recognized and expressed appreciation for the Commission's hard work. He stated he was a boy scout and lived according to the scout's motto of "Be Prepared" and that he is prepared for an earthquake because he has been reading in the newspapers about other faults surrounding Rohenrt Park and as we all know, destruction is mostly caused by fires. He recommended some planning be

made since the City does not have water towers and when there is no electricity, no water can be pumped from the wells.

Jake Mackenzie, 1536 Gladstone Way, was recognized and stated since he will be out of town for the next scheduled meetings for the rest of the year, this is going to be his last hurrah. He stated that he finds inconsistencies--on the one hand the document is dealing with the General Plan update for specifically 5 years and on the other hand the document deals with objectives and proposals with implications for 10 years on. He reiterated that these inconsistencies make it more difficult to update the General Plan for the 5 years and then move on as a community for 10 to 20 years document. Mr. Mackenzie stated under Conservation, page 5.11, Objectives #12 and #13 and Figure 5.10 show the inconsistencies that he was referring to because in the text of the document we have the wastewater close to build out, we seem to have enough water supply in 1995 so these objectives need to be reevaluated. It is difficult to evaluate what additional wastewater treatment will be since there are no discussions what the City of Santa Rosa will be expanding the plant to. There will be expansion but we have no idea what this means for 10 years projection.

In reference to water quality, Mr. Mackenzie stated he did not know the problems the "G" section had until the City Engineer's explanation tonight, and this is the kind of data what we need. It is also important to get some data of toxic releases from any major manufacturing firms. This information is available from the Bay Area Toxics Release Information and would be useful in this Plan.

In reference to Proposals, page 5.12, Mr. Mackenzie proposed that something about toxics be added.

Mr. Mackenzie also stated that he endorses the proposal of reclamation of treated wastewater and proposed that reclamation be made a requirement for all irrigation which is a way to recharging ground water at the same time. Mr. Mackenzie stated he received in the mail some material about investing in a firm in Rohnert Park involved in solar industry and he wished to encourage this because it will mean growth of jobs in the community. Regarding open space, when one is dealing with the 5-year plan within the City limits, the bone of contention is the lands around the City, the vistas can be lost because of high density housing. Mr. Mackenzie said he read in the newspaper in the obituary section about Mr. Henry Anderson, a 4th generation rancher, who stated he would hate to live in Rohnert Park where residents are jammed together, but this is the same Henry Anderson who sold land to developers off Petaluma Hill Road. What is open space? Does it represent golf courses? No, it does not. While it might preserve some of the vistas, we might be introducing a trojan horse, golf course with residential lots is very pleasing but residential lots are not open space. He proposed to the Commission to provide open space and vistas to fit with projected size of the City and add to the proposal for schools within the Rohnert Park School District to adopt creeks and waterways so that some or all of the children could be given the opportunity to help pick up the debris that detracts from their enjoyment. He suggested to reword the last paragraph "Establish a plan and program for acquisition of large parcels of land to include the sphere of influence....." Mr. Mackenzie wished everyone to have the best of times during the holiday season.

John Lund, 176 Adele, was recognized and stated he opposed water meters because we have enough bureaucracy and he disagrees with the proponents of water meters who claim that Rohnert Park residents use 10% more water than Petalumans because he has not seen any abuse. Perhaps the City can issue a warning if any abuse is observed but the proponents of water meters will have to prove and demonstrate that we waste water. Mr. Lund also stated that the City should get a handle on information as to the water usage of Sonoma State University. Mr. Brust replied that Sonoma State produces water from their own wells. Mr. Lund asked where the proposed golf course will be located. Chairperson Jones replied that there is no specific place yet planned for it. Mr. Lund stated he considers golf courses to be perhaps the most attractive way to have open space and he could not think of any surroundings that are more attractive to the eye than a golf course with the fairways that are well maintained, nice grass, nice trees and shrubs. For that reason, golf courses are tremendously valuable land providing community separation. They are also a source of financial revenue for the City. The problem of the golf course is that the adjacent land becomes very desirable for housing for developers and adjacent property are worth more so the pressure comes on to develop that property. Mr. Lund stated that the Commissioners and City staff are all doing a good job and should develop a plan that calls for substantial development of housing in Rohnert Park with subsequent commercial activities in retail, manufacturing, and wholesale to provide a source of revenue to the City.

Linda Clark, 1265 Camino Coronado, was recognized and stated she supported comments by Harvey Bell and will be willing to pay more tax for open space and would like to see several types of open space spelled out in the General Plan.

Paul Stutrud, 712 Hudis Street, was recognized and related his personal experience with the water quality in Rohnert Park when he moved in his home 2 years ago with tea-colored water with odor and had to change filters every 20 days and when he could not get any response from the City about the water problem that he had to go to the Water Quality Board. Mr. Stutrud cited Government Code Section 65304 regarding the formulation of a General Plan; the matter of water is one thing but he has not heard any consultation with the local water agency. Mr. Stutrud stated he would like to know how water usage of businesses like Hewlett Packard affects the water usage in the community. He also stated that he is assuming that the Commissioners have not read General Plan guidelines and distributed packets to the Commissioners (a copy is attached to the original set of these minutes) and referred to his lawsuit with the City of Novato. Mr. Stutrud stated it is his intention that the General Plan process be done correctly in the matter of EIR which can be done concurrently but from what he has seen, he has filed a complaint with the Attorney General and if he has to, he will file his own lawsuit to make sure that the process is done correctly.

David VanNuys, 6189 San Bruno Court, was recognized and stated he shares the concerns expressed by speakers on earthquake preparedness and water quality. Regarding page 5.11, Objectives #12 and #13, he would like to evaluate about obtaining additional water capacity that it is a prelude to building more residential units. He liked the idea of having a map of toxic materials in the area and agree that we need more specific and aggressive plans regarding creating and maintaining open space and how we are going to do that.

George Horwedel, 7669 Camino Colegio, was recognized and referred to the Boy Scouts' motto and he compared the objectives and proposals to going backpacking in the Sierras having broad plans but no specifics will get the backpacker in a a lot of trouble. What is lacking in this chapter is specifics. On page 5.4, he would like to know in the future how the plan to change water supply from wells to buying SCWA water -- is the ratio going to change? Is the quality of the water from the aqueduct the same, better or worse than well water? If there is a drought, will the aqueduct water be curtailed? What effect will it have in our current water supply? On page 5.6, 2nd paragraph, Mr. Horwedel suggested that the statement be rephrased to say what it actually means. On page 5.6, Mr. Horwedel suggested that the graph show gallons per minute for each well and to indicate if the ground water is shrinking and by how much percent. On page 5.11, Objective #6, can you put on the map what the areas are? Same page, Objective #8, can you put specifics on how you are going to encourage water conservation? Mr. Horwedel stated he endorses the idea of having water meters in the new areas and nearby. On page 5.11, Objectives #12 and #13, how much and when on additional water supply. On page 5.12, Principles #2, put watershed lands on the map. On page 5.12, Principles #3, show a map of all the waterways in the City. Under Proposals, #1 is a good idea but have a consistent idea for all the waterways--same shrubbery, and what natural vegetation would be appropriate for the waterways. Regarding Proposal #7, he has learned that there is no recycling program for those in apartments and condominiums and suggested that they be required to join in the program. He wished to add 3 proposals: (1) have water meters on new housing projects; (2) have a rationing plan including penalties for washing sidewalks and driveways; (3) have a guideline to limit certain types of development being near a well such as gas stations near a well for potential contamination. Regarding Open Space, he suggested that a survey be done what residents consider to be open space -- golf courses, cemeteries can be considered open space? On page 6.3, Standards #6, instead of the word "encourage", use "require to use treated wastewater..." and under Proposals, #4, #5, and #8 - what do you mean by the word "develop"? Define "develop". On page 6.4, Proposal #9, consider definitely because if you have the acquisition in the General Plan-- that you are buying the railroad-- when they stop service, then you can buy it. Proposal #10, would be a great idea to put a park there and have an annual festival like they have at Cal Poly and it would be good for the businesses in town -- for motels and restaurants, it would be a great cooperation between the City and businesses.

Coralía Serafín, 761 Lincoln Avenue, was recognized and stated she wants to briefly reinforce what other people have said, especially about conservation elements such as air pollution and the various effects of woodburning toward global warming, encourage use of solar energy and conservation of electricity which is water-powered. She would like composting of solid waste addressed to and also the disposal of hazardous materials - there is a County Plan and it should be in the General Plan. She would like to require water recycling as much as possible. Regarding water table, we should know to what degree the ground water levels are being replenished and she believes that the water level is going down. What are the long-term use and replenishment as development occurs? She commented that all the objectives are very commendable but there is nothing on how they are going to be implemented. On page 5.11, Objective #11, what does "control density" mean? Regarding Open Space, golf course keeps coming up even though in the survey a majority agreed that they do not want a third golf course. She would like to pay for the acquisition of land by the City and she

does not think that open space is for recreation use. There is a lot of emphasis on visual open space but the reason that people go to parks is for the children and the purpose is defeated when the park is surrounded by roads. On page 6.4, Proposal #11, what does "maximize" mean? We need to have specific access that are in their natural state. She also referred to Councilman Dave Eck's proposals and asked the Commission to consider his comments.

Jerry Kohler, 371 Bonnie Court, was recognized and stated that open space means a lot of things to a lot of people and when you live in the City you have to be pretty basic what open space means. When people disagree about definition, they will always refer to the law. It is very difficult to have wide open vistas in the City so parks and golf courses, baseball diamonds, bike paths are alternatives which the General Plan is addressing. On page 6.3, Proposals #2 and #3, Mr. Kohler stated he is an advocate of golf courses which are an excellent option of open space. He has observed that the golf courses are being used in the evening by people for jogging and even picnicking. People are using the golf courses since one cannot play without reservations, but he is of the opinion that the discussion of golf courses does not belong in the General Plan process, it should be in the future process. Regarding Proposal #5 on page 6.3, he has some concern about this and he would hate to see Roberts Lake developed into an aquatic park with slides and similar facilities and requested that the text be more specific what an aquatic park is.

With reference to SSU, the land as far as he knows has been designated for student housing and that realistically some day there will be a lot of development in that area which is outside of the City limits so he suggested to reserve this process when planning the main plan. He believed greenbelts are fine, but who is going to pay for it?

At this point of the meeting, the time being approximately 9:35 p.m., Chairperson Jones closed the public hearing and declared a 10-minute recess.

Chairperson Jones reconvened the meeting with all Commissioners present at approximately 9:48 p.m.

Commissioner Hirson requested more information from Mr. Brust about water quality. Mr. Brust stated that there are about 500 natural elements and chemicals that the water has to be tested for. There is a new State law which requires the City to test its water annually and report it to its consumers as to the water quality of the system for the previous year and showing test results. The City is now in the process of developing that report and it should be in the next issue of the City's newsletter in late January. There are 2 or 3 pages of listing of elements or chemicals so you will have a rundown.

Chairperson Jones indicated that the General Plan should have a statement to the effect that our water is good. Commissioner Mullins suggested that the report be incorporated in the General Plan. Commissioner Hirson suggested that the General Plan have some language that we meet all the requirements of the State and Health Department as a statement of assurance.

Chairperson Jones requested information on what effect would an earthquake have on our water system.

Mr. Brust replied this is covered in the Safety element but to answer the question, the City has 3 water storage tanks with a capacity of a million gallons and the biggest key to have is water storage in case of an earthquake. The SCWA has large storage tanks that are a free flow system so that even without electricity, there will be pressure equal to the height of the tank. We have very good water supply even without electricity.

Chairperson Jones referred to air quality and asked if there are any measurements on that. Assistant to the City Manager Leivo replied that in talking to our Environmental Consultant, they indicated that they will be formulating specific recommendations and proposals to include in the General Plan that will deal with the quality issues. Mr. Brust remarked that quality issues should be in Noise or Safety elements but not in Conservation.

Commissioner Mullins asked about the wells mentioned by previous speakers that Cotati residents are going deeper and deeper. Mr. Brust replied that most of the wells surrounding the community are in shallower areas and the City's wells really do not affect their water table and that the State Water Resources Board monitors wells twice a year in conjunction with the Sonoma County Water Agency.

Chairperson Jones referred to page 5.10, 2nd column, 4th paragraph, "Remove the following existing equipment/structures..." , if we are maintaining the well system for overflow, why remove? Mr. Brust replied that this relates to the sewer system and to remove the treatment equipment which are from the old plant because we do not use them anymore.

Commissioner Mullins referred to page 5.11. Objectives #12 and #13, and asked if Spring Lake or Lake Sonoma tie into the aqueduct. Mr. Brust replied that Lake Sonoma does but Spring Lake does not.

Commissioner Hirson asked if the City has any control as to what happens in the channels. Mr. Brust replied that the City owns the right-of-way of Hinebaugh Creek while it is the responsibility of the SCWA to maintain and keep the flood control channels clean. The City has some control in the channels to the extent that the City can specify the amount of vegetation that the SCWA can remove by limiting it to the bottom of the channel only and to leaving whatever growth on the banks in its natural state in order to reduce erosion.

Commissioner Hamilton referred to page 5.11, Objectives #12 and #13, why there seems to be a contradiction on our sphere of influence because he was of the impression that housing development in the City was limited because we do not have enough wastewater treatment capacity, so to obtain additional wastewater treatment capacity does not necessarily mean we have to use it. Chairperson Jones commented that the City is running short on sewer capacity on 1,300 units that have already been approved in M and R neighborhoods.

Chairperson Jones referred to page 5.12, Principles #2, and asked where are the watershed lands? Mr. Brust replied that they are on top of Sonoma Mountain north to about Todd Road. Chairperson Jones asked does this mean distributing development on hillsides? Mr. Brust replied that the City is working with the County to achieve that goal.

Commissioner Hirson referred to page 6.1, 2nd paragraph, 2nd column, "The approved sphere of influence does not anticipate expansion of the City westward" and asked if that is correct. Planning Director Skanchy replied that it is correct and that is what is shown on the Land Use element and draft General Plan.

Chairperson Jones stated she liked the idea of height limit in preserving vistas and put it on page 6.2 after Objective #4 in order to preserve aerial vistas that no building in Rohnert Park shall be over 70 feet.

Chairperson Jones referred to page 6.1, Goals#2 and made a motion to delete the words "premature and unnecessary" because they are a judgment call. Said motion was seconded by Commissioner Hamilton. Discussion followed.

Commissioner Hirson referred to page 6.1, 2nd column, 3rd paragraph, 2nd sentence, "To that end, some thought..." to remove the rest of the paragraph. Chairperson Jones seconded the motion. Discussion followed during which Commissioner Hirson amended his motion to delete the second sentence up to end of paragraph and first paragraph on page 6.2. Motion passed on the following voice vote:

Ayes: (3) Commissioners Davis and Hirson and Chairperson Jones

Noes: (2) Commissioners Hamilton and Mullins

Mullins stated that he objected because to delete the 2 paragraphs will leave the Open Space element with very little text.

Chairperson Jones referred to page 6.2, 3rd paragraph, 3rd sentence and suggested deleting "... or private shopping centers, parking lots which are well landscaped".

Commissioner Hamilton stated to delete "parking lots" is a grey area and referred to State Farm's landscaping as an example of parking lot which is well landscaped. Chairperson Jones stated she was willing to compromise and just delete "private shopping centers". The Commission concurred.

Planning Director Skanchy commented that page 6.3, Standards #6 is duplicate under Conservation. Chairperson Jones suggested to use "When economically feasible" instead of "Encourage". Mr. Brust stated that if the Commission requires it, it may not get it since to get treated wastewater to M Section for the park would be very costly.

Commissioner Hirson referred to page 6.3, Proposals #2 and #3 regarding development of 18-golf course. Chairperson Jones stated that she does not think the City should be in the position of studying and determining the feasibility of another golf course that will be privately owned.

Commissioner Hamilton stated it is his opinion that it is just saying the City wants to look at the possibility but won't be used for that and that he agrees that the City should not be doing the feasibility study.

Assistant to the City Manager Leivo stated that the feasibility study would look at the specific site and a third golf course will be considered only if it is determined that it will be economically self-sufficient and that there is a demand.

Commissioner Hirson referred to page 6.4, #13 to insert "development rights within and" between the words "land beyond".

Commissioner Hirson referred to page 6.3, Standards #3. Chairperson Jones stated she does not think #3 should even be in the text. Commissioner Hirson stated he is in favor of development of upscale homes east of Rohnert Park.

Commissioner Hirson referred to page 6.3, Proposals #2, 2nd sentence to change "proposed" to "permitted". The Commission concurred.

Chairperson Jones referred to page 6.3, Proposals #3, and stated the text should be stricken out. Commissioner Hirson stated that if it should be in the text, to change the wordings, but he agrees to strike it out if it is kept as is. Discussion followed after which the Commission, on a roll call vote, unanimously voted to delete the section.

Commissioner Mullins referred to page 6.3, Proposals #5, and asked what is an aquatic recreation park. Planning Director Skanchy replied that it is a water type park, with a parking lot, pathways, benches, picnic tables and small fishing piers.

Commissioner Hirson recommended to change "an aquatic" to "passive". The Commission concurred.

Commissioner Mullins referred to page 6.3, Proposal #6, and stated he liked Councilman Eck's plan. Chairperson Jones stated she liked the idea of the swap.

Chairperson Jones referred to page 6.4, #11, to encourage that the City work with the County to retain Crane Canyon Regional Park's natural and wilderness state.

Chairperson Jones referred to page 6.4, #12 to change "use its efforts" to "encourage the County".

There being no further business, Chairperson Jones adjourned the meeting at approximately 11:01 p.m. to Monday, December 11, 1989.

Chairperson

Deputy City Clerk

CONSERVATION

Page 5.4, Section 5.6 Water Supply: No information is provided about the current quality of our water

P.5.9, Sec.5.6 Wastewater: Delivery to the subregional system is made through a 24 inch interceptor sewer main extending eastward from Rohnert Park.... (should it be westward?)

p.5.11 sec.5.7 Objectives:

#2. add by tree planting and added natural setting landscaping.

#9. add: by implimenting the local guidelines of Sonoma County's Tanner Plan.

Additional objectives could include:

Restrict the amount of landscape removed when the county or developers dredge the channels.

Decrease our total refuse volume through recycling.

Replace groundwater with treated wastewater for irrigation of parks, golf courses and other green and open spaces.

p.5.12 Proposals:

#11. Add the desired target number of gallons in storage per 1000 population.

Additional proposals:

Conduct a study to evaluate retrofitting all users with water meters. The cost may be covered over the long run by reduced needs for drilling new wells and or buying more water. Individual users might pay lower water bills in the future as a result. Otherwise we are continually facing rate increases regularly.

Conduct a study of creeks and open areas to relate conservation of natural environments, recreational bike and foot traffic and commuter bike traffic.

Conduct a water quality study and publish what it is that residents are drinking. Is our system adequate? Safe? Healthy? If not, how can it be improved. Can we allow any more growth without insuring adequate safe drinking water.

If a wastewater reservoir is considered in Crane Park, the Park should be expanded by an equal volume of added open land.

Creek improvements could be paid by a combination of budgets from Parks Dept, Transportation, Developers, and others.

Create incentives for energy efficient houses and buildings including passive solar designs and the inclusion of solar water (and electrical as available) systems.

HARVEY E. BELL, JR.
700 Lindsay Ave.
Rohnert Park, CA 94928

OPEN SPACE

P 6.1 and following: Agricultural use seems to not be considered in the plan. Why can't agricultural uses be included within the city borders?

p.6.3 Standards:

#4. Judging by past applications, we should be specific about the commercial/professional/industrial set backs. It is absurd to have considered the putting greens of Scandia Fun Center to be the same thing as set back. The gaudy lights and cluttered look of that center along the freeway is no better than what the council considered a blighted area before its development. Set backs should be specific without exception!

#6. Require (not encourage) use of treated wastewater for irrigation of golf courses, parks etc.

p6.3 Proposals:

#'s 2 & 3 : Who are all these golfers in R.P. In my neighborhood, I'm the only one and I play one or two rounds a year. Golf courses are not open space. Open space is for passive recreation (hiking etc). Golf courses are for structured active recreation and are utilized by a minority group within our general population. Most people can go for a walk. Most people can't and won't play golf. This use may or may not meet the needs of our residents. If we had a proper general plan update process, a citizen's created process that allowed for and used their full participation we could be certain that the uses planned meet their needs.

It is also not appropriate for addressing areas outside the city limits in a 5 year plan that is only for the areas within the city boundaries.

#5. What is an aquatic recreation park? Is this another Windsor Waterworks to add a tacky image to the east side of 101 to balance Skandia Fun Center on the West. I have nothing against water recreation fun centers. And our children need recreation and social centers. But the natural beauty of Roberts Lake may not survive. I suggest a study to find a more acceptable location, if an aquatic recreation area is desired.

If, on the other hand, aquatic recreation and open space area means natural plant life, picnicking and walking trails and fishing without commercial development, then maybe is fits inclusion in the open space element.

p.6.4 (continued Proposals)

#10. If we are including land outside of the current city boundaries in this plan, then the Sonoma State Environs report which has been given by SSU to our city should be fully evaluated. In it SSU states what it needs in the immediate surrounding areas as it grows to double or triple its current size in the coming years. Not helping provide what they need can lead to future housing and traffic problems for students (and all of us).

#12 strike the phrase "use its efforts to".

#13. Establish a plan and program for aquisition of large parcels of land or of the development rights of such lands within the city limits to create a permanent open space border around the city. If the plan is to cover the full sphere of influence, add within the sphere of influence too. We might want a green jogging/bike trail around the perimeter of our city.

OPEN SPACE

p 6.4 (continued proposals)

Additional Proposals:

Conduct a study to determine the percentage of open space that needs to be set aside per developed acre of our city so that we can know how much land needs to be acquired to meet current needs and how much land should be bought per acre of proposed development.

Set a guideline number of acres for every 1000 people (not to include school property, golf courses or other developed/semi-developed sports uses, etc.) to be preserved as open space.

Designate permanent agricultural zoning for lands within the city limits. Set a guideline for number of acres to remain agricultural per acre of land in the city or per 1000 residents.

Separate Open Space from Recreation. They are two different things.

Set up an Open Space Board and staff in addition to and separate from the parks & recreation department to focus on maintaining the desired agricultural ambiance and open space that residents have been asking for at the Town Meeting, city sponsored survey and at general plan hearings.

Implement a sales tax plan of, e.g. .5%, to be used for purchase of lands, purchase of easements, purchase of development rights and purchases with leaseback to farmers. An alternative is to commit a large portion of the city budget to this purpose until we catch up with the desired level of permanently protected open space.

The city population target of 40,000 is approximately what the data shows as maximum at full build out within the existing city limits. Since this figure was calculated without a plan to preserve open space, the target population should be revised downward to allow for land to be set aside for open space instead of housing. This could be calculated from the average number of people per acre and the desired acreage of open space per 1000 residents.

*STOP THE FAST TRACK UPDATE PROCESS.
WHO IS IT SERVING*

HARVEY E. BELL, JR.
700 Lindsay Ave.
Rohnert Park, CA 94928

STUTRUD V. CITY OF NOVATO (Fireman's Fund Insurance Company, Inc., Real Party in Interest)

(Marin County Superior Court, No. 98656, 1980)

Facts. In 1973, the City of Novato adopted a general plan containing the elements required at that time. Subsequently, the City amended the plan based on later planning studies and development requests. In 1980, the City Council granted the Fireman's Fund Insurance Company approval for a master plan (zoning) for a large office complex in the city.

The Case. The plaintiff, a resident of Novato, filed a writ of mandate to set aside the approval of the zoning for the office complex on the grounds that the general plan was legally inadequate. The plaintiff argued that the elements of the City's general plan did not meet the specific requirements for each individual element. Part of that argument was based on the alleged inadequacy of the housing element when measured against the guidelines issued by the Department of Housing and Community Development. The plaintiff also claimed that the general plan was not an integrated, internally consistent document since the plan had been subject to piecemeal amendments which were never physically integrated into the plan. The plaintiff also sought an injunction against future development until such time as the general plan was legally adequate, and an award of attorney's fees. Immediately after the suit was filed, the City applied to the Office of Planning and Research for an extension of time to revise its general plan. At the time of the trial, the extension had not been granted.

Holding. The Superior Court ruled in part for the plaintiff, and in part for the City and real party in interest, holding that:

- (1) The Housing Element Guidelines issued by the Department of Housing and Community Development are advisory. However, the housing element was inadequate when measured against the statutory requirement alone (Government Code Section 65302(c)). Deficiencies included failure to detail standards and plans for the improvement of housing and the provision of adequate sites, and failure to consider all aspects of current housing technology including mobile homes, manufactured and modular housing. The Court relied on the review prepared by the Department of Housing and Community Development in reaching its conclusion.
- (2) The noise element was inadequate for its failure to include noise contours and revisions required by 1976 statutory amendments to the noise element

requirement. The Court relied on the review prepared by the State Office of Noise Control in reaching its conclusion.

- (3) The land use element did not have to provide for all land uses set forth in the statute because of the obvious inapplicability of certain uses in some communities. However, the land use element was inadequate for its failure to include building intensities for non-residential uses. Environmental impact reports on subsequent projects could not be used to cure deficiencies in the general plan.
- (4) The open space element was inadequate because it lacked an inventory of open space resources and an action program for implementing the element, as required by law.
- (5) The seismic safety element was inadequate for its failure to formally include certain information contained in a special geologic safety study prepared by the State. While the general plan referenced the study, the Court determined the City had not made a commitment to the recommendations of the study.
- (6) The general plan was not internally consistent. The Court defined consistency as the "fulfillment of one objective without destroying the accomplishment of another." The plan failed this test because there were conflicting data in different elements, some policies encouraged housing while other policies limited the number of housing units that could be constructed, and there was no correlation between the seismic safety and land use elements.
- (7) The Novato General Plan was not an integrated document. The Court defined integration as "brought together or incorporated into a whole, such as combining or uniting." The plan was not integrated because the document did not physically include general plan amendments adopted after the original 1973 plan was adopted.
- (8) The plaintiff had standing to challenge the adequacy of the general plan and was not barred from bringing suit for failure to exhaust administrative remedies. However, failure of the plaintiff to raise objections in a timely fashion was a proper

defense in the action to set aside approval for the real party in interest. Since the statute of limitations on approval of the master plan had run out, the Fireman's Fund project could not be enjoined.

- (9) Injunctive relief against new development was appropriate until the general plan was brought into conformance with state law. The Court accepted the interim conditions guiding development negotiated between the Office of Planning and Research and the City as part of the issuance of the general plan extension in framing the injunctive relief.

Test to ascertain General Plan legal adequacy.

The following questionnaire can be used as a test to determine the validity of a general plan as to legal adequacy.

1. Is it complete?
 - Seven mandatory elements are addressed
 - or
 - A finding is made under Section 65302.1
2. Is it informational, readable and public?
 - Availability - Section 65357
 - Copies at nominal charge
3. Is it internally consistent?
 - Section 65300.5 as interpreted by Sierra Club v. Board of Supervisors, 126 Cal. App. 3d 698 (1981); Concerned Citizens of Calaveras Co. v. Board of Supervisors, 166 Cal. App. 3d 90 (1985)

Cal. App. 3d 664 (1982); Concerned Citizens of Calaveras Co. v. Board of Supervisors, 166 Cal. App. 3d 90 (1985) and Buena Vista Gardens Apartments Assn. v. City of San Diego Planning Dept., 175 Cal. App. 3d 289 (1985).

For example:

- Does the land use element identify areas which are subject to flooding?
- Are noise contours shown for all of the listed sources? (Camp, supra)
- Does it contain adequate standards of population density and building intensity for the various districts? (Twain Harte, supra)
- Is the circulation element lacking in fiscal responsibility? (Concerned Citizens, supra)
- Is the circulation element correlated with the land use element?
- Does the general plan clearly specify allowable uses for each land use district?
- Are the density ranges specific enough to provide guidelines in making consistency findings where necessary - e.g. zoning, use permits, subdivision, etc.?
- Does the housing element contain a program to conserve and improve the condition of the existing affordable housing stock? (Buena Vista, supra)

considered consistent with the general plan when the allowable uses and standards contained in the text of the zoning ordinance tend to further the policies in the general plan and do not inhibit or obstruct the attainment of those articulated policies.' 'General Plan Guidelines,' September 1973, Council on Intergovernmental Relations, page II 11-13.

The following is an excellent rule for consistency: "An action, program or project is consistent with the general plan if it, considering all its aspects, will further the objectives and policies of the general plan and not obstruct their attainment." General Plan Guidelines (Governor's Office of Planning and Research, Sacramento, 1982).

Charter cities, except for Los Angeles, appear to be exempt from the zoning consistency mandate through the operation of Section 65803, which provides that the provisions of the zoning chapter (§§ 65800-65912) shall not apply to charter cities. However, this exemption applies only to zoning and not to consistency requirements for subdivision map approval, for public works construction or for other land use approvals.

Whether or not a specific plan is consistent with the general plan is left up to the judgment of the city council; since this is a legislative decision, it will not be set aside unless the council acted arbitrarily, capriciously or without any evidentiary support or unless it failed to follow proper procedures by not giving notice as required by law.

Mitchell v. County of Orange, 165 Cal. App. 3d 1185 (1985).

The adoption is by resolution, and, if a city has a planning commission, at least one public hearing must be conducted by the planning commission and then one public hearing by the city council. Pursuant to Sections 65354 and 65356, approval by the planning commission must be done by the affirmative votes of not less than a majority of its total membership. This is quite important.

Under Section 65354.5 a city shall establish procedures for any interested party to file a written request for a hearing by the city council after the planning commission acts on the proposed amendment.

The state law (§ 65358(b)) restricts amendments to any one of the mandatory elements of the general plan to four per year. However, the restriction does not apply to amendments for affordable housing projects (§ 65358(d)). Also, many changes can be made in any one of the elements, and that will be considered as only one amendment. 66 Ops. Cal. Atty Gen. 258 (1983).

When a city is considering a general plan or amendment, the proposal shall be referred to the following: the planning agency of the county in which it is located, every county and city which it abuts, the local agency formation commission, any affected area-wide planning agency, the state clearinghouse, and affected federal agencies (§ 65352). Basically, these agencies have 45 days to comment. This referral section is directory and not mandatory. Failure to

its conclusion. In addition to the assessment of housing need and the development of a housing program, a housing element must include (1) an analysis of household characteristics, (2) an investment of land suitable for residential development, (3) an analysis of government constraints on the development of housing, (4) an analysis of nongovernmental constraints on the development of housing and (5) an analysis of special housing needs, such as those of the elderly or handicapped.

The housing program is developed by identifying adequate sites for a variety of types of housing for all income levels, by addressing governmental constraints on the development of housing, by conserving and improving the condition of existing affordable housing stock and by promoting housing opportunities for all persons in the community.

By January 1, 1988, or by the next periodic review of the housing element, whichever is later, the housing program shall include an identification of sites for emergency shelters and transitional housing (§ 65583(c)(1)).

In reviewing the housing element legislation, the following provisions should be noted:

1. The Department of Housing and Community Development's Housing Element Guidelines shall be considered by the city, even though they are advisory (§ 65585).

2. All comments made by the Department in its review of local housing elements are declared to be advisory.

The Buena Vista Gardens Apartments Association and the Housing Coalition of Greater San Diego (together, "Association") challenged the San Diego City Council's ("City") approval of a planned residential development permit in favor of the developers. The permit allowed developers to demolish 1,023 apartments and replace them with 2,287 condominium units over a 10-year period. The Association argued that the City's housing element was defective because it failed to conform to mandatory statutory requirements in seven respects.

The court held that one portion of the housing element was incomplete and directed the trial court to refuse approval of the permit until the City developed a program to conserve existing housing stock in compliance with Section 65583(c)(4). As the housing element stood, there were no programs detailing how the City planned to encourage conservation of mobile home parks or existing affordable apartment rental units. Underlying the City's approval of developers' permit was its fear that if it withheld approval, developers would raze the apartment complex anyway, since the City lacked discretion to deny developers a demolition permit. That factor demonstrated the City's lack of a program to conserve affordable rental housing stock. In all other respects, the City had substantially complied with its statutory duties.

The court noted that the substantial compliance standard for housing elements enunciated in Bownds v. City of Glendale, 113 Cal. App. 3d 875 (1980), is no longer accurate.

★ ★ GENERAL PLAN MEETING ★ ★

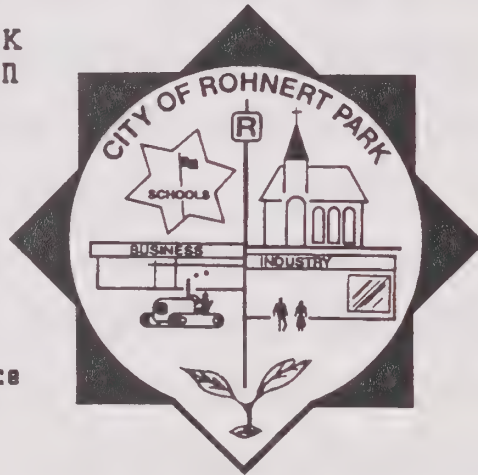
For the members of the public, the Rohnert Park Planning Commission will conduct a General Plan Meeting on Monday, December 4, 1989, and Thursday, December 7, 1989, at 7:30 p.m. in the City Council Chambers at 6750 Commerce Blvd.

The purpose of the meetings is to review the Rohnert Park draft General Plan and the seven mandatory elements. The Housing, Conservation, and Open Space Elements will be discussed at these meetings.

Copies of the draft General Plan are available at the Rohnert Park Planning Department for public review and comment at City Hall.

1989 ROHNERT PARK GENERAL PLAN MEETING

MONDAY,
DEC. 4
THURSDAY,
DEC. 7
7:30 P.M.
CITY HALL
6750 Commerce
Boulevard
Council
Chambers



STARRING...

Harvey Bell

There have been a lot of insinuation and allegations made by officials of Rohnert Park about the Sierra Club suit against the city, and I would like to clear up the murky water.

Why was it necessary to sue? The Sierra Club and I sued the City of Rohnert Park as a last resort. The city was breaking the law and the court was the only effective way to force them to stop. In 1988 their own attorney, John Flitner, told them that the General Plan was outdated. He even said that the city was open to being sued. The City Council decided not to heed his recommendation. The Sierra Club representatives and I also asked the Council and City Planning Commission not to approve further development without first updating the General Plan. Not only did the city go ahead with building approvals, but they also violated the California Environmental Quality Act in the process (laws designed to protect those of us who live here and the health and well being of our environment). It was our last resort to bring suit against the city to make them uphold and follow the law, and so far, the judge has agreed with our contention.

As a result of the current suits, further development in the Northwest corner of the city and the Price Club development were temporarily stopped with final decisions to be handed down by the Judge within a week or so. It is clear that no Specific Environmental Impact Report (EIR) was done on the Price Club to ensure that there would be no major negative impacts on the city. The City Council keeps referring back to a General Plan last fully updated in 1973 and to a General EIR done on the whole area which was based on data from the 1960s. This is not adequate (or legal) for 1989 development decisions. Local residents deserve more assurance that development is in their best interests.

They say we are stopping need sales tax dollars. That's what they say. Actually, the City of Rohnert Park stopped the Price Club from being built by not following the law. If the Council had updated the General Plan as required and requested, and if they met requirements of the California Environmental Quality Act (CEQA), the Price Club might have been built (with a proper EIR).

Mayor Charlie Cochran appears to have been misleading people by saying that our city's only sources of revenue are Sales tax and Hotel Bed Tax. The 1988 Rohnert Park Annual Report shows that tax revenues accounted for only 2.2 percent of our city's budget. Bond Sales, profits from utility operations, license permits and other sources covered the majority. And of all taxes received, Property Tax (not Sales Tax) was the largest source, followed by Sales and Hotel Taxes. In addition, in 1988, the city had almost one-million-dollars of "surplus" (called discretionary moneys) of which half-a-million was put into infrastructure reserves. So what is the basis for claims that residents could lose services if we don't get the Price Club?

The city's hurry-up update process does not serve the residents, it only serves developers.

The revenues projected for the Price Club may also be deceptive. First, the quoted one-million-dollars in expected tax revenue is only likely if you include property tax (there would be property tax from anything put on that site). In addition, some of the business that the Price Club would get could be at the expense of other local retailers who will lose sales revenue and thereby pay less sales tax (some smaller retailer may even be forced out of business). The total sales tax revenue to be gained may not be nearly as high as our mayor claims.

What do we hope to accomplish with our suits? Our intention has been clear from the start. Our only purpose is to have Rohnert Park properly update the General Plan and then meet the requirements of CEQA when evaluating and approving development. All we want is for the city to follow the laws as they are written in order to keep Rohnert Park a healthy place in which to live and work.

What about this extensive General Plan update process they say we want? What we have been asking for, and what the State of California suggests for all cities, is that the city follow the guidelines for updating a general plan as written by the State's Department of

Planning and Research. The Rohnert Park officials do not want to follow this process thoroughly. Petaluma and Sonoma County voluntarily did more than suggest minimum when they spent two- and three-years respectively updating their General plans. Santa Rosa is also planning for a two-year process. Rohnert Park officials are trying to push through the process in only three months. This cannot possibly allow the desired citizen's involvement at every step of the process as defined by the state's directions. The city's hurry-up update process does not serve the residents, it only serves developers. The Sierra suits have not caused their three month plan. Even the court would allow more time than the Council wants to take (the judge may well extend the allowed planning period well beyond the early January General Plan completion date targeted by the mayor).

The City Council has proposed an inadequate General Plan Update process; has a recent history of not adhering to the city's "no annexation" policy; has been accused by neighboring cities of fostering rampant development; has not provided for permanent protection of open space and agricultural lands (one of the top topics at the recent Town Meeting) and appears to have little or no concern for the effects of development on traffic congestion, noise levels, school overcrowding, water supply, sewage disposal capacity or maintaining clean air. The actions of the Sierra Club and other groups (the Concerned Citizens for Rohnert Park can be contacted for more information or to become actively involved by writing c/o 700 Lindsay Avenue, Rohnert Park, CA 94928 or calling (707) 795-0655.

Thanks to the Sierra Club, people can have an effect for the future of our communities. Thanks to the suit with the city, Rohnert Park must now update a long outdated General Plan and follow the laws governing development. Because of the City Council's previous mistakes, we may have lost the Price Club. Thanks for the opportunity to set the record straight. The next step is for more Rohnert Park residents to get involved in planning the future so that their city will be what they want and need.

Harvey Bell is a resident of Rohnert Park and member of the Sierra Club.

OPINION



OVERHEARD

by Jud Snyder

6 Wednesday, December 6, 1989
Rohnert Park-Cotati Clarion

Maybe the Greeks don't have a word for it

A GUY SAID TO ME ABOUT THE situation concerning the Rohnert Park General Plan and the two clubs, Price and Sierra, that it's a classic case of urban hubris. Pretending I knew what he was talking about, I nodded agreement but rushed to a dictionary as soon as his back was turned. Hubris means "a wanton insolence or arrogance resulting from excessive pride or from passion." No, that doesn't quite fit the situation. Neither did a second definition which said, "to rush at impetuously." No, it was more of a case of puttering around and talking about the GP (it figured prominently in the 1988 City Council campaigns) but not following through with action.

NOW THE PLANNING COMMISSION and the council are up to their well-tugged earlobes in a wrestling match with an "updated" GP, a contest that bears more resemblance to another word from the Greeks: Laocoon. You're familiar with this. It's that statue of the three guys wrestling with giant snakes and not making much headway. Laocoon was a priest in ancient Troy who warned the Trojans against the wooden horse the Greeks gave them as a friendly gesture. The Trojans took it in and out popped a bunch of soldiers. For tipping off the Trojans about such gift horses, Laocoon and his two sons were done in by giant sea serpents. I guess whistle-blowers have always had it tough.

THIS GENERAL PLAN DRAMA NOW being played out front and center stage in City Hall has elements of Greek tragedy and comedy built into it, like the two-faced god, Janus, that decorates so many theater programs. To judge from the citizen survey forms mailed back in and the attendance at conuning public hearings, it has a cast of thousands. When we examine the elements, we begin to wonder if redrafting a GP is a task mere mortals should attempt. But there isn't any higher deity that's going to come strolling down The Expressway to put everything aright.

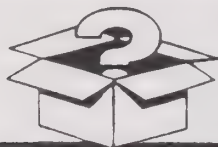
THERE ARE OTHER ELEMENTS that canny observers have picked up on. The draft of the GP that's now being wrung out sentence by sentence is composed of two parts: (a), the draft itself written by City Hall staffers, and (b), a huge appendix listing hundreds and hundreds of

citizen comments. The first part is theoretically based on the second part, a sort of distillation process and placed under the flags of the seven elements. The resemblance between the two is hard to find and the parts remain bifurcated. They probably have to be because the council and the planners need the concise language as a launching pad for their discussions. Another element mentioned is the mass of contradictory wishes in the appendix. Controlled growth and more open space runs afoul of such wishes as affordable housing and big department stores in shopping centers. Adding a lane to the freeway and more local jobs does not sit well with preserving the rural atmosphere.

A GENERAL PLAN WILL EMERGE from all these often impassioned discussions but it will be laden with faults in the eyes of many. This can't be helped. It's the nature of this manmade structure because it has to cope with so many intangibles that mere mortals can only guess at. With hundreds of thousands of people either born or moving here every year, California's groaning with the burden and Sonoma County's one of the "chosen spots" as Luther Burbank said years ago. Maybe he should have kept his mouth shut. Shoe-horning a city GP into this massive fact of life is akin to tossing a pebble at a blue whale.

ONCE THE GENERAL PLAN IS WRITTEN, it can be amended four times a year. In truth, an amendment can be offered which would turn the GP inside out and undo one or more key elements people fought for. Which means citizens should be wary and take an abiding interest in thoroughly reading any future amendment. Especially if it deals with land use. Speaking of land use, I see Assemblyman Dan Hauser, who represents us in Sacramento, will be in Santa Rosa next week for two days of hearings by the committee he chairs on the subject of, you guessed it, Land Use Planning. This is the Assembly Committee on Housing and Community Development, meeting in the Board of Supervisors room Wednesday, Dec. 13 from 10 a.m. to 3 p.m.

THE GREEKS MIGHT HAVE A WORD for all these elements piling up like autumn leaves on the sidewalk. If it's not hubris or Laocoon, we'll have to check with a Greek studies scholar somewhere. Maybe it'll take 10 or 20 years to come up with a phrase for the RP GP era, circa 1989-90.



" I WANT TO KNOW. . . "

We know a lot about earthquake hazards in this area, but I'm wondering if we should be concerned about floods since we're sitting in the middle of a plain. Is anybody concerned?

Well, yes and no. Rohnert Park and Cotati are participants in various state flood control and Sonoma County Water Agency programs so the concern is there. But neither city has suffered much from flooding since the big one in January 1982 when storm drains backed up, creek channels were loaded to the limits and overflowing and many streets were impassable. That was the Big Storm that saw people evacuated from mobile homes in rowboats and redwood chips washed off landscaped areas, quickly clogging up storm drain gratings.

Technically, Rohnert Park is within the Laguna de Santa Rosa-Bellevue Flood Control Zone 1-A, administered by the Sonoma County Water Agency. So the mechanics of handling an emergency are already in place. And so much work has taken place in setting in storm drains and rehabilitating flood channels that the city can be termed "relatively flood-free."

When the city first started back in 1957, street flooding was almost a

yearly occurrence every winter. It was always this way and skeptics wondered how Maurice Fredericks and Paul Golis could plan a city on top of pastures that became lakes every winter. But civil engineers like Milt Hudis planned a system of storm drains to the creeks and then to the Laguna de Santa Rosa to clear the way for future development.

The city still has pockets of periodic flooding despite the drainage systems added. Figure 8.1 of the 1989 General Plan is a map showing "flood prone" areas. There are only three areas marked: near Southwest Boulevard at Cotati Creek at the entrance to the city on Commerce Boulevard; on the north side of the Expressway just east of Snyder Lane; and an area along the east side of the Northwestern Pacific tracks between East Cotati and East Railroad avenues. These areas are in the so-called "100-year" flood category, meaning about once every 100 years a flood of such awesome magnitude will come along to inundate them and nearby lands.



LETTERS

6 Wednesday, December 6, 1989
Rohnert Park-Cotati Clarion

RP IS A 'MODEL CITY'

Editor:

The city of Rohnert Park has been honored as a model city by the state of California.

This unique city with its abundance of parks and recreation did not happen by accident. It happened because of the dedicated members of the City Council, the city staff and planning commissioners and a lot of involved Rohnert Park citizens who were all proud to make Rohnert Park "the best."

The Sierra Club has not been involved in making Rohnert Park a great place to live. They have only tried to stop Rohnert Park from developing its local shopping potential so Rohnert Park citizens can shop at home. This rude interruption will only cost the city a lot of tax dollars and keep Rohnert Park from becoming the well-rounded city it is planned to be.

Shirley and Wayne Guile
Rohnert Park

CALLINAN BANK JOB A CONFLICT

Editor:

I hope your readers saw the story in *The Press Democrat* by Mike McCoy, "RP City Manager Flirts with Conflict As Bank Director," and that paper's subsequent editorial, "Callinan Should Resign Bank Job."

As an 18-year resident, I have long wondered how the self-serving, "old boy" politics that characterize this city have hung on for so long, despite the influx of many bright and well-educated new citizens. The answer, I think, has been a lack of tough, investigative reporting in the press. The populace

of Rohnert Park is largely complacent because it is so uninformed of what is and has gone on around here. Let us hope that this is changing.

It is clear to many that the city of Rohnert Park is in bed with the developers. I suspect that City Manager Pete Callinan's investment of \$100,000 in the Coddling Bank is but the tip of the iceberg. Furthermore, I find it very disturbing that Callinan can't even see why citizens such as myself would be alarmed by his financial association with Coddling.

At this very moment, our General Plan is being revised and many citizens of Rohnert Park are trying to slow down development. The city-sponsored survey found 81.1 percent of respondents urging that "the city should limit pace of growth." However, Callinan stands to make money as long as the city he manages keeps growing!

Yet the city of Rohnert Park's Code of Ethics, hanging on the wall of the council chambers, says, "No public official or employee shall have any interest, financial or otherwise, direct or indirect, or engage in any business or transaction or professional activity or incur any obligation of any nature which is in substantial conflict with the proper discharge of his duties in the public interest..."

Regardless of whether the city attorney finds Callinan legally vulnerable to a conflict-of-interest charge, there is the appearance of impropriety and the City Councils need to understand this has an impact on public trust, and the ballot box.

David Van Nuys
Rohnert Park

CITY DOES NOT NEED SIERRA CLUB

Editor:

Congratulations to *The Clarion* for the opinion expressed in its editorial Nov. 22 — an opinion shared by all concerned citizens of Rohnert Park who are not intimidated by the cult and commune that has ventured so much opprobrium on our city.

Attending a recent General Plan public hearing I sat next to a person who handed me a piece of literature that I did not care to read. I was referred to as a troglodyte by this devotee of the Maharishi of General Plans.

We citizens of Rohnert Park called anthropoids living in caves do not have to help shape the future of the place we call our home — we have a free press and thank God for it.

Bruce Smith
Rohnert Park

LIFE IN THE FAST-FOOD LANE

Editor:

From the letters of outraged Rohnertparkoids, it is plain to see that they have no concept of the Sierra Club.

No, it is not an exclusive disco in the Padre Town Shopping Center, and yes, you are probably right. I doubt if many of its members live in Rohnert Park.

The Sierra Club is a group of people from all walks of life, and it is statewide. It was started by John Muir to preserve the natural beauty of California, for now and for all the coming generations. Its members give their time and their money and their energy with thought of personal gain. People believe that we must care of our planet, and that this begins in our backyards.

Unfortunately, Rohnert Park is the creation of the developers, and as the lady wrote in her letter, "They know what they are doing." They certainly do, and it is getting rich. They seem to have created a city of couch-potato life-in-the-fast-food-lane. I for one am surprised that they have a building plan of any kind. Developers see the meadows, the hills and the valleys, and envision them subdivided and concreted over. If it were not for the Sierra Club, Rohnert Park would probably have spread up the

See LETTERS, Page 7

LETTERS

From Page 6

side of Sonoma Mountain, and Cotati, Santa Rosa and Sebastopol would be its suburbs.

It is unfortunate, but 40 years of American television have created a large booboisie who are concerned with only their own daily needs, whose aims are not high and who have been conditioned to accept the media's standards as their own.

They firmly believe that all of life's problems can be solved in a half-hour series, or if they are really big problems, a one-hour spectacular. Many of them have children who have never seen a cow or a horse and think that eggs and milk are manufactured in cartons.

To these people, Price Club is nirvana, or at least close. Think of a square concrete prefabricated building covering a square block. This beauty is in the center of a concrete parking lot covering two or three square blocks, and to set it off, the whole thing is surrounded by a six-foot chain-link fence.

It gets better. In front of this architectural delight, there is a concrete ramp which leads up into the giant double doors. Within this maw, there are piled the very riches of consumerism mass-produced, stacked high and cheaper in bulk. It is full with shopping carts and even large trolleys, all being pushed by polyester-clad families of 1.5 adults with 2.3 kids. All are pushing and pulling, and most of the .3s are squalling or demanding candy or bubble gum.

They stand in long lines to check out into the ramp area, where they line up once again in order to buy microwaved hot dogs and buns with which they line up for a third time to crank relish out of a stainless steel machine. Much of this misses the bun and lands on the .3s who squall even louder.

Finally they dodge the patches of grounded bubble gum as they wheel their booty to their assorted Detroit station wagons, in order to get home in time for "As the Stomach Turns."

For god's sake, let them have their Price Club. Let them put it in instead of the next housing tract.

Tony Adler
Cotati

NORTHWEST GROWTH

Editor:

I was upset by the refusal of the Rohnert Park Planning Commission Nov. 27 to allow me to state my concerns and suggestions regarding traffic problems around the Wilfred Avenue/Golf Course Drive interchange on Highway 101. This occurred during the time permitted for public hearings on the draft of the new General Plan.

I was told that only those comments limited to land use would be heard. Hearings on the traffic element were scheduled for two nights

later, but I was told to write a letter after explaining I would not be in town at the later date.

My point, though, is that inappropriate land-use decisions are the direct cause of dangerous and worsening traffic problems in and around this intersection. Although the intersection was originally built for only low-volume traffic flow, it is now the second busiest intersection in Rohnert Park. Undoubtedly it is the most confusing and poorly designed.

Land-use decisions past and pending, especially annexation and development of additional property in the vicinity, greatly aggravate the traffic hazards. Non-residents who will make up an increasing

number of drivers into the intersection complex will create even greater risks due to their unfamiliarity with the poor road plan in the area.

No amount of roadway tinkering can fix the situation. Some of it, such as the Roberts Lake connection to South Santa Rosa Avenue now under construction, will exacerbate the problem. The best strategy at this point is to avoid making the traffic problems worse as a result of selecting land uses that create more traffic. The land annexed this past year on the west side of the freeway is, therefore, of the highest concern.

The General Plan update as it now stands will allow the im-

Wednesday, December 6, 1989 7
Rohnert Park-Cotati Clarion

mediate development of this land for high-traffic commercial development more fast-food outlets are definite possibilities.

I believe this is irresponsible land-use planning. The alleged benefits of such development to the citizens of Rohnert Park are overshadowed by the inevitable increase in traffic congestion and accidents. In the alternative I would suggest rezoning land north of Wilfred Avenue to low-density, low-traffic uses.

Some examples might be household goods storage units, RV and boat storage sites, horse stables and polo field (with trails along creek banks), nine-hole golf course or a municipal or private cemetery.

Any of these uses would help to minimize traffic growth, produce tax revenue and also help the transition into the greenbelt region at the city's northern limits.

As a result of not being allowed to speak these comments at the public hearing, there was obviously no consideration given to them when the Planning Commission discussed its land-use recommendations for the City Council. Moreover, by so acting they flirt with violating one of my basic rights as a U.S. citizen to be heard in public by my government even if it is only the Rohnert Park Planning Commission.

Dave Mochel
Rohnert Park



APPENDIX IX

PLANNING COMMISSION GENERAL PLAN MEETING

December 11, 1989

The Rohnert Park Planning Commission's review of the Draft General Plan continued on December 11, 1989. Notice of the meeting was published in the Clarion. The meeting began at 7:30 p.m. and was held at City Hall, 6750 Commerce Boulevard.

The Planning Commission Chairperson opened the meeting and stated that the Planning Commission intended to review the Noise and Safety elements of the Draft General Plan. The discussion began with an overview by the consultant who prepared the Noise element. After this review, City staff reviewed the Safety element.

The Commission Chairperson solicited public comments regarding either element and the public made comments regarding: seismic safety, fire safety, local noise levels, toxic waste materials, the needs of the disabled after an earthquake, and the safety of elderly residents.

Upon completion of all public comments, the Planning Commission began its review of the Noise and Safety elements. The Commission identified changes that should be included in the Planning Commission Draft of the General Plan. Of particular note was the addition of a proposal to create a heliport.

ROHNERT PARK PLANNING COMMISSION MINUTES
GENERAL PLAN PUBLIC MEETING
THURSDAY, DECEMBER 11, 1989

The Planning Commission of the City of Rohnert Park met this date in a regular session commencing at 7:30 p.m. in the City Council Chambers, 6750 Commerce Blvd., with Chairperson Jones presiding.

Chairperson Jones called the meeting of the regular session to order at approximately 7:30 p.m. with the Pledge of Allegiance being led by Chairperson Jones.

Planning Commissioner Davis and Chairperson Jones were present as was Planning Director, Paul Skanchy, Assistant to the City Manager, Carl Leivo and City Engineer, Ron Brust.

The Minutes from December 4 and 7 were not available for approval and will be forthcoming.

Chairperson Jones announced that the purpose of tonight's meeting is to discuss the Safety and Noise Elements of the draft general plan.

Planning Director Skanchy stated that Mr. Leivo would introduce the Sound Engineer who prepared the technical data for the Noise Element.

Mr. Leivo stated the State guidelines are very specific as to the contents and the items to be included in the Noise Element. Mr. Leivo introduced Mr. Robbins of the firm of Ellingsworth & Robbins noise consultants.

Commissioner Mullins arrived at 7:40 p.m.

Mr. Robbins stated that the purpose of the Noise Element is to identify what the noise levels are in Rohnert Park and to evaluate if they are compatible with the Land Use that is planned for the future. We are here to help set up some criteria to help the city decide how to plan for development. The State law mandates we identify the noise sources. It is necessary to define noise by the standard unit of sound measurement which is the decibel. Mr. Robbins stated that an increase of 10 decibels over the accepted decibel reading of 60 (general conversation) would be a tenfold increase in sound pressure and the human ear begins to feel pain at 120 decibels (jet takeoff). Sound volumes vary in time in frequency and people react differently to the relative loudness of sound and this is referred to as A-Weighted sound. Mr. Robbins stated that sound studies were conducted at various sites in Rohnert Park; one at the south end of town, at Rohnert Park Expressway and along selected residential streets. He stated they then took the traffic data which when given certain perimeters, can then be calculated and checked against our measurements. Once we know how loud its going to be in Rohnert Park we needed to come up with a set of guidelines for future

development. We have recommended that we apply a standard for Rohnert Park and it is a 3 decibel increase which is an impact that must be mitigated. Noise mitigation measures recommended by site include developers putting in soundwalls, earth berms, noise insulation and adhering to building and setback requirements.

Chairperson Jones stated that complaints which came up during the town meeting involved loud car stereos also known as "boom boxes" and she wanted to know if anything was being done to address this complaint.

Commissioner Mullins stated that he was aware of a law going into effect regarding loud car stereos in public rights-of-way.

Chairperson Jones stated she wanted this law vigorously supported.

Commissioner Mullins asked Mr. Robbins what the Ldn rating would be for a motel room wall.

Mr. Robbins replied that you have 3 things that effect the sound levels and those are the wall, window and door construction. The goal is a decibel level of 60 outside with a 40 inside. If the inside of the room is above 65, than you need to adjust the construction standards.

Commissioner Mullins asked when the city should include some of the figures that title 24 refer to.

Mr. Brust replied that we could add an appendix and asked how much noise can a noise barrier mitigate and the problems are so site specific that it restricts the amount of information you can give.

Commissioner Mullins asked isn't there a pneumatic rating for sound levels.

Chairperson Jones asked staff to report on the Safety Element of the draft general plan.

Planning Director Skanchy replied that the City Engineer, Ron Brust will introduce the Safety Element.

City Engineer, Ron Brust stated that the first item in the Safety Element specifies goals which are to protect the community; provide adequate facilities to assure public safety; maintain a safe and livable community; and improve public awareness and understanding of safety needs. Mr. Brust reviewed the introduction; emergency preparedness which relates to defense against catastrophe and the city's plan for disaster response and the facilities that can be utilized; Figure 8.1, a map of the flood prone areas; Rohnert Park's participation in the National Flood

Hazard Insurance Program and explained the 100 year flood zone designation; Seismic Safety and the composition of the underlying soil and bedrock conditions; the nearby Rodgers Creek Fault and the proximity of the San Andreas fault.

Mr. Brust continued with his review of the Safety Element involving the Police and Fire Services which are a combined operation.

Chairperson Jones asked if the Southwest Blvd. station will remain in operation after the new civic center is built.

Mr. Brust replied that the office staff will move to the new facility on City Hall Drive and the Southwest Blvd. facility will remain a substation.

Chairperson Jones asked if the station on Country Club Drive is manned 24 hours a day.

Mr. Brust replied that they close at 5 p.m.

Mr. Brust reviewed the Emergency Evacuation Routes map, Figure 8.4 on page 8.9, and described how all the routes fit together to be a city wide operation.

Chairperson Jones stated that Myrtle Avenue should be considered another emergency escape route for "L" Section and included on the map.

Mr. Brust reviewed item 8.6 regarding Hazardous Material Transportation and Storage and stated there are no disposal sites or major storage areas in Rohnert Park. Mr. Brust concluded his presentation with review of the Objectives, Principles, Standards and Proposals and asked that the Commission review and discuss them.

Commissioner Mullins asked Mr. Brust if there is any plan in the near future to make the public aware of hazardous waste materials that people in their own homes are pouring down the drain. He recommended a newsletter.

Mr. Brust replied that you can call the city and identify what you have to dispose of and we will advise you how to get rid of it. The city will dispose of it for you.

Commissioner Mullins asked how we can make the public aware of this service.

Chairperson Jones stated that maybe when we get our new collection site set up.

Mr. Brust stated we are still having a problem with how to handle the hazardous materials, how to track and account for them and we are working with the Sonoma County Hazardous Waste Management Plan to resolve this situation.

Chairperson Jones opened the public hearing.

George Horwedel, 7669 Camino Colegio, Rohnert Park
Stated he had recently learned of a plan to reroute Highway 12 in Santa Rosa through Highway 116 as an alternative route and wanted to know how this would be addressed in the Noise Element if it were to occur?

Mr. Horwedel asked that a statement be included in the Safety Element that an ordinance be placed in the Municipal Code that requires reflectors be put on bicycles; in regards to 8.4, Seismic Safety, Mr. Horwedel asked if there should not be some zoning restrictions as to how close you can build to an active fault.

Planning Director Skanchy stated that State law regulates how close buildings can be located to fault zones and what type of buildings.

Mr. Horwedel stated that the Seismic Safety section makes it sound like an earthquake presents very little danger and yet the Press Democrat just did a story that says the opposite and we are only two miles from the Rodgers Creek Fault and the P.D. said it could do major damage; all you need to do is look at what just happened in San Francisco and Oakland where they were 50 miles from the epicenter. Mr. Horwedel referred to page 8.10, Objective #1 and asked that date be changed to early 1990. He expressed his concern that the Fire Department is not a 24 hour operation and cited the example of it taking 3 minutes to get a volunteer fireman to the station alone so how does the city think they have a 4 minute response period. Mr. Horwedel asked that the city develop a map that indicates the different soil conditions throughout the city and how they will react during a major earthquake, plan out emergency routes, availability of emergency supplies and a list indicating what instructions to follow after an earthquake and this could all be indicated on one single map and this should be a priority.

Harvey Bell, 700 Lindsey, Rohnert Park
Mr. Bell asked if noise levels were monitored at night and questioned (page 7.5) Objectives #1 "the maximum outdoor noise levels in residential areas shall be an Ldn of 60 dB" which is the same level recorded on the Rohnert Park Expressway.

Mr. Robbins advised that the level on RPE was measured at 65 dB.

Mr. Bell stated he did not know how to tell noise levels by numbers.

Commissioner Mullins stated that 65 dB was a daily average but at 5 p.m. it is probably at 90 dB.

Mr. Brust stated that at the rush hour it is a weighted average and along the Expressway the readings were 65 - 70 dB and that 60 dB is what you would encounter a few blocks back from the RPE. Mr. Brust stated that 60 dB is a compromise and there are very few communities in California that have a more restrictive condition and that 60 dB is basically a number that is found to be okay and one in which you can conduct a normal conversation.

Mr. Bell asked if in the study the roadway areas were separated from the housing areas as this is not clearly indicated in Objective #1.

Mr. Robbins stated the noise level measurements were done in the residential areas.

Commissioner Mullins stated that none of us here knows what these numbers mean and the only person that does is the consultant, Mr. Robbins.

Mr. Bell stated he used to live in Anaheim and that the night time noise level was so unbearable he couldn't even take his dog for a walk at night. He referred to Objective #3 (page 7.5) and suggested we switch to light rail vs. the current rail use. Mr. Bell stated that the 70 Ldn noise exposure criterion is the level we are now experiencing on the RPE and asked what can we expect with the increase in development and population?

Mr. Robbins stated these measurements do reflect the future up into 1995 and there will not be any significant increases in the Db ratings. He stated that the traffic volume would have to double before there would be any perceptible dB level increases.

Mr. Bell questioned #4 under Programs (page 7.7) and asked how can we study projects cumulatively to know how they will increase noise levels ahead of time and how will we look at these projects; item #11, page 7.7, Mr. Bell stated the word "attempt to" should be deleted; item #12, page 7.7, Mr. Bell asked if we had any influence over the flight patterns and can the city require them to arrive and depart over the ocean. In the Safety Element, Mr. Bell stated he didn't think most people were aware of toxic waste materials they may possess and he had tore out an asbestos ceiling and didn't know it was asbestos. Mr. Bell said he would like to see a nuclear free zone in Rohnert Park. He referred to the four minute response time and stated it should be a 7 minute response time and a 10% increase in population means we need a 10% increase in services. Mr. Bell asked that we add to the Safety Element a program for disabled people and others who are handicapped by blindness or deafness and we should have a

program for them and suggested we create a register for people to enroll in.

Joe Boyle, 1372 Mattice Lane, Rohnert Park
Submitted a letter regarding wastewater.

Chairperson Jones advised Mr. Boyle to submit this letter to the Sonoma County Water Agency.

Planning Director Skanchy stated that the Council will receive copies of everything that is submitted to the Planning Commission on the draft General Plan and the letter will be so noted in the minutes.

Patricia Costello, 430 Santa Barbara, Rohnert Park
Ms. Costello spoke of the recent earthquake and how it affected her and stated that Rohnert Park has the same type of soil that is found in Mexico City. She referred to the Safety Element regarding toxic waste disposal and stated she had several containers of methane, acid and other solvents and would like to know how to get rid of them. Ms. Costello stated that the Northern Station is closed from 6 p.m. to 6 a.m. and as far as the response time she cited a personal experience at her own home when she first moved here and stated there was a quick response. However, she felt that insurance rates would be more favorable if the station was open 24 hours a day and the present response rate is not as good as it should be. Ms. Costello asked that the city do more for the senior citizens and look into a program called SCAN where handicapped and housebound senior citizens are kept track of. She stated that we need to have a more specific plan for certain types of emergencies then we have now.

Chairperson Jones closed the public hearing.

Chairperson Jones called a recess at 9:10 p.m.

Meeting called back to order at 9:25 p.m.

Commissioner Davis stated that on this sound map it is very easy to see that on Rohnert Park Expressway we have a 60 dB and a 65 dB.

Mr. Robbins advised that as you get closer to RPE, it gets noisier.

Commissioner Davis said the noise on the freeway is a constant roar and the map shows a 70 dB; how far does that sound carry at that level.

Mr. Robbins replied about 285 ft. and about 135 ft. away from the center of the freeway.

Chairperson Jones asked regarding the intersection of the Rohnert Park Expressway and 101 and questioned why the number was not higher. She requested that the reading be taken on the 101 overpass.

Mr. Robbins replied that the main objective is to define the noise and how it effects the people around it and that mostly they focus on where the people are being exposed to the noise.

Commissioner Davis asked what about a motel that falls into the 70 dB range.

Mr. Robbins replied that any building 60 dB's or higher has to be designed so the interior is 45 dB's or less. Typically this is done with the building itself and the standards are applied inside not outside.

Commissioner Mullins asked Mr. Robbins if the noise levels were done on a 24-hour-a-day basis.

Mr. Robbins replied that it was conducted for 24 hours on the Rohnert Park Expressway and the freeway and we chose those intersections as being the most representative. We also did spot checks and compared them with a computer model that we did. The averages were done in the peaks hours so we correlated the information with what we have and compare it to the 24 hour data.

As there were no more questions or changes regarding the Noise Element, Chairperson Jones stated they would now review the Safety Element.

Commissioner Mullins asked regarding the unified building codes designed for earthquake safety and stated that he always thought that houses built 40-50 years ago by the old standards would hold up to an earthquake but recently when he was in Watsonville and seen the extensive damage there he doesn't agree with that type of thinking anymore. He stated that the houses in Rohnert Park are built to comply with earthquake standards and the closer you are to the fault, you have to go to the next standard.

Chairperson Jones asked that Myrtle Avenue be added to Figure 8.4.

Chairperson Jones questioned the 4 minute response time and asked if we have a chart to indicate what an acceptable response time is.

Mr. Brust replied that he has spoken with Public Safety and the four minute response time is reasonable.

Commissioner Davis cited a personal experience in his own home where the response time was approximately two minutes.

George Horwedel, a member of the audience asked what time of day was it?

Commissioner Davis replied that it was about 10 p.m.

Chairperson Jones expressed her concern with the Northern Station not being staffed 24 hours a day and didn't believe a fire station was any good when there was no one there and recommended that all the public safety facilities be staffed 24 hours a day.

Mr. Brust asked if Chairperson Jones was talking about a full crew.

Planning Director Skanchy stated that there is an emergency phone on the outside of the stations and that even in major cities you have sub-stations that are not open 24 hours a day.

Chairperson Jones stated that Rohnert Park is not the same as it was 15 years ago, that there are gangs here and we are seeing crimes committed here the same as the bigger cities and we need 24 hour a day public safety staff. Chairperson Jones cited an incident where someone needed help and went to our station and no one was there to help him and he was assaulted. She stated we have not saved the people of Rohnert Park anything if there is no one there to protect them when they need it.

Mr. Brust stated that everyone is using his 3 minute response time remark as fact and stated it is not a researched number. He did believe the people who man the fire trucks will be able to move in a four minute time period and that more than likely it is in the 2 1/2 minute and Public Safety records show a four minute response time.

Commissioner Mullins stated we should put something in the Safety Element requesting that the stations all be automated.

Chairperson Jones agreed and stated that 1991 is too late. In regards to toxic waste, she stated something should be done almost immediately to advise the residents of how to dispose of them and an emergency instruction packet should go out to each household in Rohnert Park.

Commissioner Davis stated that maybe only 1% of the people would even look at such a packet and stated you can inform them but you can't make them do anything.

Planning Director Skanchy advised that in the front of the phone directory emergency information is listed for all types of situa-

tions including earthquakes.

Commissioner Mullins asked if there has been any thought at all about our water supply during an earthquake.

Mr. Brust replied we are in the last stages of developing our wastewater pumping station. Generally our tanks are not operating as well as they should on hot days and the water pressure is low. We have 2.2 million gallons in the tank and we have the aqueduct. If there was the possibility of our water system being ruptured, the aqueduct would be our best resource.

Chairperson Jones asked if the city does have an emergency plan in Rohnert Park.

Commissioner Mullins stated that he has griped in the past about the building codes and how they have gotten more strict but since his visit to Watsonville two weeks ago it was unreal to see what went on down there and we need strict codes.

Chairperson Jones stated there should be a an air quality standard listed in this element.

Mr. Leivo replied that in the final draft which will be ready in January, we will have a proposal from a consultant on air quality.

Chairperson Jones stated that Rohnert Park needed a heliport and cited the problems with the residents in Santa Rosa who live near the hospital and felt people could be flown in from the coastal areas by helicopter and then taken by ambulance to the hospital as we have areas that are away from public residences that a heliport would be ideal.

John Giertz, 455 Alta Avenue

Mr. Giertz was recognized and stated that the City of Sonoma built one and they sent him all the pertinent information and he personally thought it was a great idea for several reasons: the Sheriff's Department, Highway Patrol, safety for first aid treatment and tourism. Mr. Giertz felt the heliport would be a big advantage for the Red Lion Inn so their guests could be flown out from the airport and this would be an added selling point for them.

Chairperson Jones asked if the area by the baseball stadium would be a good area.

Mr. Giertz replied he thought it would because of the proximity to the California Highway Patrol and because there are no residences in the area that would be affected by the noise.

Chairperson Jones made the motion that we add a paragraph to the Safety Element and the Land Use Element recommending that a heliport be added on city owned land.

Planning Director Skanchy stated you may also want to add it under Circulation.

Commissioner Mullins added it should also be under Noise.

Commissioner Davis stated that one thing that bothered him was that the area surrounding Santa Rosa Avenue from Todd Road to Rohnert Park was not incorporated into our sphere of influence from the freeway east to Petaluma Hill Road and I would like to see it incorporated into Rohnert Park because it has a tremendous tax base.

Chairperson Jones stated we are confining ourselves to our present sphere of influence and she was against residential development in that area.

Commissioner Davis stated that it could be maintained as open space.

Chairperson Jones stated she had no confidence it would be.

Mr. Leivo stated we could bring this issue up with the City Council.

Commissioner Mullins stated you can take it to the council.

Commissioner Davis made a motion that the Planning Commission include it in its sphere of influence the area west and east of Highway 101; south of Todd Road and east to Petaluma Hill Road. The motion failed for lack of a second.

Chairperson Jones continued with the Housing Element and referred to the discussion asking people to take care of the exterior of their homes and asked how this can be reinforced. She stated that parts of the "B" section are scandalous.

Mr. Leivo stated that on page 4.19 an appearance code could be added to item #6 or change the wording to state "the city should strongly encourage property owners to maintain their residences in sound condition" or something to that effect.

Mr. Brust stated that the tools exist in the Unified Building Codes.

Planning Director Skanchy stated we issue citations and lot of them are for appearance.

Mr. Leivo stated we could set up a committee but it would be difficult to staff and for the City Council to budget on this type of an ordinance.

Mr. Brust stated we have the Uniform Housing Code that lists painting, replacing weathered exteriors, etc.

Chairperson Jones asked if we had anything that applied to landscaping.

Planning Director Skanchy advised that we have a weed abatement program.

Mr. Brust stated that a residence can be declared a public nuisance and the City Council can decide if they should be fined.

Chairperson Jones asked if we could put in a paragraph that this will be strictly enforced.

Planning Director Skanchy stated that you have to set standards and conditions that have to be adhered to. We tried a city beautification program.

Chairperson Jones stated that she wanted wording that the city would vigorously enforce this ordinance and I want to get the City Council involved. She stated that the residents should work to do this but you have to make them so what she is looking for is a way to make them, especially absentee landlords.

George Horwedel stated from the audience that the city has more important things to worry about then some weeds in the front yard and you can't force people to fix their front yards to your liking.

Mr. Brust stated that the city should work to improve and maintain those laws already in place to enforce these regulations.

Mr. Leivo stated that some times voluntary programs are more effective.

Chairperson Jones stated that perhaps by the time this element goes to City Council, Mr. Leivo can develop one.

Mr. Leivo stated that in his previous job the city identified 100 homes and they got volunteers to get together and help fix the places up. Many of the homeowners were either disabled or elderly or financially unable to maintain their properties. It was a community effort and worked out well.

Commissioner Davis asked how are you going to enforce the law that people not park their cars on the street the day the street sweepers come through.

Mr. Brust replied they are sending out Public Safety Officers to cite these cars but only on the streets where the times are posted.

Chairperson Jones stated that she declared the draft general plan has been reviewed for the first time and the Planning Commission looks forward to seeing the final draft before our meeting on January 11.

George Horwedel asked from the audience if the Planning Commission or City Council was going to conduct neighborhood public hearings to discuss the draft general plan.

Chairperson Jones advised him they were not planned at this time.

George Horwedel asked this statement be included in the Minutes.

Chairperson Jones adjourned the Planning Commission meeting until the next regularly scheduled meeting of Thursday, January 11, 1989. Meeting adjourned at 10:12 p.m.

Chairperson

Recording Secretary

11 December, 1989

Vida Jones, Chairperson
Planning Commission
City of Rohnert Park
6750 Commerce Boulevard
Rohnert Park, California 94928

Dear Ms. Jones:

The Draft General Plan Chapter 5 on Conservation has several maps and graphic charts of the sanitary wastewater system. As this system has compelled certain restrictions, I believe more extensive aids may assist us in understanding the engineering and economic issues. Perhaps graphs and tables of the existing system's cost and capabilities broken down by components (treatment, storage, and collecting pipe capacities at various feet-per-second flow rates) should be included in the final draft. The projected flows and capacity for 1995 will cost how much per household? The additional 0.43 MGD is to effect coverage and reserves for what proposed or approved structures? Could the worst storm of fifty years or the century knock out elements of the wastewater system? If so, what is the experience in time and money for partial-to-full recovery?

You have asked speakers if they are prepared to pay taxes. The unmentioned element of general planning is taxes. Proposition 13 has been litigated in federal courts this year and has been the object of new initiative drives. Our local school district seeks the passage of 85 millions in bonds. The element of finance could be added to the final plan in estimating the cost of goals.

Sincerely,

A handwritten signature in cursive script that reads "Joe Boyle".

Joseph C. Boyle
1372 Mattice Lane
Rohnert Park, CA 94928

★ ★ GENERAL PLAN MEETING ★ ★

For the members of the public, the Rohnert Park Planning Commission will conduct a General Plan Meeting on Monday, December 11, 1989, at 7:30 p.m. in the City Council Chambers at 6750 Commerce Boulevard.

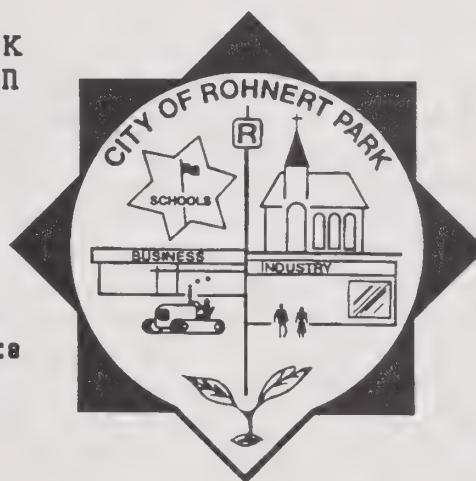
The purpose of the meeting is to review the Rohnert Park draft General Plan and the seven mandatory elements. The Open Space, Noise, and Safety Elements will be discussed at this meeting.

Copies of the draft General Plan are available at the Rohnert Park Planning Department for public review and comment at City Hall.

1989
ROHNERT PARK
GENERAL PLAN
MEETING

MONDAY,
DEC. 11
7:30 P.M.

CITY HALL
6750 Commerce
Boulevard
Council
Chambers



11 December, 1989

Vida Jones, Chairperson
Planning Commission
City of Rohnert Park
6750 Commerce Boulevard
Rohnert Park, California 94928

Dear Ms. Jones:

The Draft General Plan Chapter 5 on Conservation has several maps and graphic charts of the sanitary wastewater system. As this system has compelled certain restrictions, I believe more extensive aids may assist us in understanding the engineering and economic issues. Perhaps graphs and tables of the existing system's cost and capabilities broken down by components (treatment, storage, and collecting pipe capacities at various feet-per-second flow rates) should be included in the final draft. The projected flows and capacity for 1995 will cost how much per household? The additional 0.43 MGD is to effect coverage and reserves for what proposed or approved structures? Could the worst storm of fifty years or the century knock out elements of the wastewater system? If so, what is the experience in time and money for partial-to-full recovery?

You have asked speakers if they are prepared to pay taxes. The unmentioned element of general planning is taxes. Proposition 13 has been litigated in federal courts this year and has been the object of new initiative drives. Our local school district seeks the passage of 85 millions in bonds. The element of finance could be added to the final plan in estimating the cost of goals.

Sincerely,

A handwritten signature in cursive script that reads "Joe Boyle".

Joseph C. Boyle
1372 Mattice Lane
Rohnert Park, CA 94928

McClure

LET THE PUBLIC SPEAK

The issue is money

Editor: Over the past few months I have seen many articles in The Press Democrat relating to the Sierra Club lawsuit against the city of Rohnert Park. After reading Robert Barbor's Close to Home column, I have this response:

Plain and simple, Barbor's article is a cover-up for his real agenda. The bottom line is simply money.

The development interests in Rohnert Park now squirm because the Sierra Club is legally upsetting their rule of the city. They see their profits threatened.

With many millions of dollars involved, it is no wonder letters from major developers' attorneys are written to distort issues and taint the public view.

The Sierra Club is rightfully suing Rohnert Park for breaking the law. The citizens of Sonoma County should realize the Sierra Club has the people's interests in mind and is not out for monetary profits.

Those of you who understand should become active and support the Sierra Club and other groups that monitor growth and development throughout Sonoma County.

Don't wait until the bulldozer is at your door to get up and do something.

JEFF FLEISHER
Santa Rosa

The Press Democrat welcomes expressions of views from its readers and is eager to print as many as possible. However, because of the large number of letters received, writers will be limited to one letter every 90 days. Letters must be limited to 300 words, and are subject to condensation. Only original letters signed with the writer's true name, street address and phone number (if any) can be considered. Names will not be withheld. Addresses and phone numbers will not be published. The Press Democrat regrets that because of the volume of mail received, thank you letters cannot be published and unpublished letters cannot be acknowledged. Letters should be sent to: Letters Editor, The Press Democrat, P.O. Box 560, Santa Rosa 95401.

RP's good old boys

Editor: Reporter Mike McCoy did an excellent job on his article about Pete Callinan's dual role as Rohnert Park city manager and Coddling Bank board member.

It's about time that The Press Democrat stated blowing the whistle on the good-old-boys' network that runs Rohnert Park.

Our system of government was set up on the basis of checks and balances, to prevent abuse of power or the temptation of that abuse. If the Rohnert Park mayor or City Council doesn't have the guts to recognize their responsibility, it speaks poorly of them and even more poorly of those who keep them in power.

Why doesn't the city just cut out the middlemen and appoint Hugh Coddling, Art Condiotti, and Jimmie Rogers city planners?

DAVID S. SHARPE
Healdsburg



APPENDIX X

GENERAL PLAN OPEN HOUSE

February 3, 1990

The Planning Commission reviewed the Draft General Plan and suggested changes. These changes were incorporated into the "Planning Commission Draft of the General Plan." The Planning Commission Draft was made available to the public in January, 1990.

The City also distributed the Draft General Plan and solicited comments from public agencies.

The City Council directed that a General Plan Open House should be held so that citizens would have a chance to review the Planning Commission Draft, ask questions, and propose changes. This Open House was held on Saturday, February 3, 1990. The Open House began at 9:00 a.m. A notice of the Open House was published in the Clarion and invitations were sent to 124 individuals. The meeting was held at the Community Center, near the Expressway and Snyder Lane intersection.

The Open House began with a general session. During the general session the Planning Commission Draft was summarized. In addition, amendments to goals, objectives, principles, policies, standards, proposals, actions and implementation measures proposed by staff and organized to show interrelationships was distributed at the Open House.

The meeting divided into two open forums. One forum focused on general issues, the Land Use Element, and the Housing Element. General topics discussed at the second forum included circulation, conserva-

tion, noise, safety, and the environment. The forums were conducted by City staff. In addition, the consultant preparing the Environmental Impact Report for the General Plan was present to answer questions regarding environmental issues. Citizens could come and go during the forums. Questions were answered and comments were recorded. Citizens could verbally state their questions and concerns or they could write and submit their comments. The forums continued until there were no more public comments.

Summaries of the Open House forums and copies of all correspondence were submitted to the City Council.

★ ★ GENERAL PLAN OPEN HOUSE ★ ★

Many citizens have worked to hammer out a General Plan for Rohnert Park. The Planning Commission has produced a Draft General Plan. The City Council wants to know what you think about this Draft Plan.

The City will hold a General Plan Open House. It will start with an overview of the Planning Commission Draft General Plan. Copies of the Draft will be available at the Open House and one week before at City Hall, 6750 Commerce Boulevard.

You will have a chance to have your say at four open forums. Each forum will focus on different issues. Do you have concerns about land use and growth, transportation, housing, conservation, open space, noise or safety policies? You have an opportunity to voice those concerns.

Rohnert Park needs your ideas, your insights, your direction.

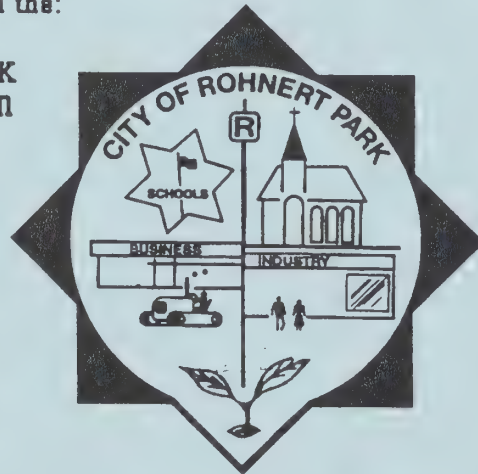
WHAT BLUEPRINT FOR THE FUTURE SHOULD THE CITY FOLLOW?

If you've got answers, City leaders have arranged to hear them. Just attend the:

ROHNERT PARK
GENERAL PLAN
OPEN HOUSE

SATURDAY,
February 3
9:00 A.M.

COMMUNITY
CENTER
5401 Snyder
Lane



«DATA Address List-01/25/90»

January 25, 1990

«nameaddress»

Dear «lastname»:

Hope that you had an enjoyable holiday season.

Work on the General Plan will begin again in earnest in February. The City Council has set the dates for a General Plan Open House and two public meetings.

The Open House will be held on Saturday, February 3, 1990, starting at 9:00 a.m. It will be held at the Community Center on the southwest corner of the Snyder Lane/Rohnert Park Expressway intersection.

The Open House will begin with a review by City staff of the Planning Commission Draft of the General Plan. An employee of Earth Metrics, the consultant preparing the Environmental Impact Review, will review environmental issues. Next, the Open House will break up into four work rooms. There will be one room devoted to Land Use and Growth issues; one to Circulation issues; one to Housing issues; and one to Conservation, Open Space, Noise, and Safety issues. City staff will be present in each work room to answer questions and listen to and record your ideas. If you do not wish to speak publicly, you can attend, listen, and submit your ideas in writing. Citizens will be able to participate in one work room, step out and participate in a second work room, and so on. Members of the City Council will not participate: this will be an opportunity to get answers to your questions and express your ideas.

The Open House will focus on the Planning Commission Draft of the General Plan. Copies of this draft will be available at City Hall for \$5.00 beginning on January 26, 1990. Copies also will be available at the Rohnert Park Library, at the Sonoma State University Library, and during the Open House.

The City Council has set the dates for two additional public meetings. These meetings will be conducted on Monday, February 12, 1990, and Tuesday, February 20, 1990. Both public meetings will begin at 7:00 p.m. The City Council will conduct these meetings. They have not yet decided on a specific meeting format.

I look forward to hearing what you have to say about the Planning Commission Draft of the General Plan.

Sincerely,

Carl Eric Leivo
Assistant to the City Manager
CEL:dt

Scott Ahrens
5101 Hacienda Court
Rohnert Park, CA 94928

Norah Alford
101 Enterprise, #75
Rohnert Park, CA 94928

Jim Angelo
5785 Dolores
Rohnert Park, CA 94928

Henry Arian
4567 Harbor Lane
Rohnert Park, CA 94928

Marcelle Arian
4567 Harbor Lane
Rohnert Park, CA 94928

Evelyn R. Beauchamp
1117 Cielo Circle
Rohnert Park, CA 94928

Harvey Bell
700 Lindsay Avenue
Rohnert Park, CA 94928

Henry Bills
1161 San Antonio
Rohnert Park, CA 94928

Ray Biloplavek
815 Corti Aziel
Rohnert Park, CA 94928

Joseph Boyle
1372 Mattice Lane
Rohnert Park, CA 94928

Mrs. Raymond A. Brooks
P. O. Box 1173
Rohnert Park, CA 94927-1173

Janice Brown
4438 Hollingsworth Circle
Rohnert Park, CA 94928

Leff Brown
4438 Hollingsworth Circle
Rohnert Park, CA 94928

Clifton Buck-Kauffman
1039 Madrone Avenue
Cotati, CA 94931

Thomas Brenton Burrell
6189 San Mateo Court
Rohnert Park, CA 94928

Marion Burrell
6189 San Mateo Court
Rohnert Park, CA 94928

T. Robert Cato
6197 Santa Clara Place
Rohnert Park, CA 94928

James Christian
1300 North Dutton, Suite 106
Santa Rosa, CA 95401

Frank M. Christmas
7380 Circle Drive
Rohnert Park, CA 94928

James M. Clark
80 Walnut Circle
Rohnert Park, CA 94928

Dixie Conway
5680 Daniel Drive
Rohnert Park, CA 94928

Patricia M. Costello
430 Santa Barbara Drive
Rohnert Park, CA 94928

Consuelo Couley
6179 San Bruno Court
Rohnert Park, CA 94928

Julia D'Addario-Ahrens
5101 Hacienda Court
Rohnert Park, CA 94928

Tim Danesi
6400 Meadow Pines Avenue
Rohnert Park, CA 94928

Bambi Dennett
5349 Daniel Drive
Rohnert Park, CA 94928

Rick Dennett
5349 Daniel Drive
Rohnert Park, CA 94928

Betty Ferra
433 Ava Avenue
Rohnert Park, CA 94928

Tony Ferra
433 Ava Avenue
Rohnert Park, CA 94928

Richard Forrest
1339 Megan Place
Rohnert Park, CA 94928

Denny C. Freeman, DC
340 Raley's Towne Centre
Rohnert Park, CA 94928

Margaret Fuller
5730 Davis Circle
Rohnert Park, CA 94928

Dawna Gallagher
7342 Rasmussen Way
Rohnert Park, CA 94928

Thomas J. Gallagher
7342 Rasmussen Way
Rohnert Park, CA 94928

Sandra L. Geary
1422 Montana
Rohnert Park, CA 94928

George Geister
5715 Davis Circle
Rohnert Park, CA 94928

John Giertz
455 Alta Avenue
Rohnert Park, CA 94928

Frank Gilman
85 Alma Avenue
Rohnert Park, CA 94928

Homer Goodwin
41 Yaurel Court
Rohnert Park, CA 94928

Pilar Goodwin
41 Yaurel Court
Rohnert Park, CA 94928

Mike Gragg
7408 Brenda Way
Rohnert Park, CA 94928

Flo Gresty
4507 Fairway Drive
Rohnert Park, CA 94928

Alfred Haggerty
167 Fescue Way
Rohnert Park, CA 94928

Laura Hamilton
8025 Beverly Drive, #301
Rohnert Park, CA 94928

Craig Harrington
1936 Spring Street
Healdsburg, CA 95448

Ron Harris
333 Enterprise, #29
Rohnert Park, CA 94928

Hertzel Harrison
4413 Hamlet
Rohnert Park, CA 94928

E. Heison
915 Dorine Avenue
Rohnert Park, CA 94928

Linda Henderson
1433 Magnolia Avenue
Rohnert Park, CA 94928

Molly Herman
4855 Synder Lane, Apt. 382
Rohnert Park, CA 94928

John Hoobler
7102 Adrian Drive
Rohnert Park, CA 94928

Marjorie Jean Hoobler
7102 Adrian Drive
Rohnert Park, CA 94928

George Horwedel
7669 Camino Colegio
Rohnert Park, CA 94928

Catherine Isett
1435 Muir Place
Rohnert Park, CA 94928

Rick Kaufman
1520 Holly Avenue
Rohnert Park, CA 94928

Mrs. W. B. Kery
4750 Country Club
Rohnert Park, CA 94928

Karl Kim
217 Fauna Avenue
Rohnert Park, CA 94928

Jerry Kohler
371 Bonnie Court
Rohnert Park, CA 94928

Lewis J. Kuehm
1406 Gregory Court
Rohnert Park, CA 94928

Joseph Louvar
912 Edna Court
Rohnert Park, CA 94928

Theresa J. Louvar
912 Edna Court
Rohnert Park, CA 94928

Alvin Reed Lyle
4536 Fairway Drive
Rohnert Park, CA 94928

Cathe Lynch
8201 Camino Colegio, #90
Rohnert Park, CA 94928

Barbara MacKenzie
1536 Gladstone Way
Rohnert Park, CA 94928

Jake MacKenzie
1536 Gladstone Way
Rohnert Park, CA 94928

Ed Maness
963 Ellen Court
Rohnert Park, CA 94928

Jim Manion
439 Ava Avenue
Rohnert Park, CA 94928

Ray McKenzie
7729 Montero Drive
Rohnert Park, CA 94928

James Michener
1312 Gold Way
Rohnert Park, CA 94928

Dave Mochel
4405 Hollingsworth
Rohnert Park, CA 94928

Linda Morand
5297 Eunice Street
Rohnert Park, CA 94928

Paul Morand
5297 Eunice Street
Rohnert Park, CA 94928

Lee Neuerburg
7621 Beverly Drive
Rohnert Park, CA 94928

Ron Neuerburg
7621 Beverly Drive
Rohnert Park, CA 94928

Edward O'Brien
1525 Holly Avenue 1
Rohnert Park, CA 94928

Marjorie O'Brien
1525 Holly Avenue 1
Rohnert Park, CA 94928

Kevin Otten
328 Allan Avenue
Rohnert Park, CA 94928

Charmaine Padilla
252 Fig Ct.
Rohnert Park, CA 94928

Linda R. Park
1265 Camino Coronado
Rohnert Park, CA 94928

Darryl Parkinson
1373 Parkway
Rohnert Park, CA 94928

Robert Powell
952 Hawthorne Circle
Rohnert Park, CA 94928

Karyn Pulley
6390 San Rafael Court
Rohnert Park, CA 94928

Monique Purkett
64 Francis Circle
Rohnert Park, CA 94928

S. Purkett
64 Francis Circle
Rohnert Park, CA 94928

Richard J. Radtke
6188 San Ramon Place
Rohnert Park, CA 94928

Herbert Ray
1383 Middlebrook Way
Rohnert Park, CA 94928

Reji Ray
1383 Middlebrook Way
Rohnert Park, CA 94928

James E. Redding
7147 Barbi Lane
Rohnert Park, CA 94928

Beth Robertson
4722 Fairway Drive
Rohnert Park, CA 94928

Jimmie Rogers
101 Golf Course Drive
Rohnert Park, CA 94928

Joyce Rogers
101 Golf Course Drive
Rohnert Park, CA 94928

David Rostov
39 Walnut Circle
Rohnert Park, CA 94928

Cecelia Russell
1550 Parkway Drive
Rohnert Park, CA 94928

Lon Russell
1550 Parkway Drive
Rohnert Park, CA 94928

Gene Schwarz
26 Freedom Place
Rohnert Park, CA 94928

Lisa Schwarz
26 Freedom Place
Rohnert Park, CA 94928

Calvin Scollon
101 Enterprise Drive, #142
Rohnert Park, CA 94928

Coralia Serafim
761 Lincoln Avenue
Rohnert Park, CA 94928

Rhonda Shawner
7592 Beverly Drive
Rohnert Park, CA 94928

Suzanne Shriver
7333 Cornell Avenue
Rohnert Park, CA 94928

John Sime
2 Las Casitas Drive
Rohnert Park, CA 94928

Elizabeth Smalarz
1541 Genesis Court
Rohnert Park, CA 94928

Bruce Smith
4501 Heath Circle
Rohnert Park, CA 94928

Spring Songbird
1333 Gold Way
Rohnert Park, CA 94928

Monse Speer
699 Lincoln Avenue
Rohnert Park, CA 94928

Pam Stafford
5793 Dexter Circle
Rohnert Park, CA 94928

Georgia Clark Stevens
101 Enterprise Drive #99
Rohnert Park, CA 94928

Jeanne Stratford
7789 Montero Drive
Rohnert Park, CA 94928

John R. Stratford
7789 Montero Drive
Rohnert Park, CA 94928

Whitey Stratton
875 Holly Avenue
Rohnert Park, CA 94928

Paul Stutrud
712 Hudis Street
Rohnert Park, CA 94928

Kristin Swanson
7075 Adele Avenue
Rohnert Park, CA 94928

Mike Terwilliger
1165 Santa Cruz Way
Rohnert Park, CA 94928

A. Scott Thimann
1481 Parkway Drive
Rohnert Park, CA 94928

Renée Thimann
1481 Parkway Drive
Rohnert Park, CA 94928

James B. Thomas
4405 Hamlet Court
Rohnert Park, CA 94928

James Thompson
4300 Gloria Court
Rohnert Park, CA 94928

Mrs. James Thompson
4300 Gloria Court
Rohnert Park, CA 94928

Helen M. Todd
961 Santa Cruz Way
Rohnert Park, CA 94928

Jay Todd
961 Santa Cruz Way
Rohnert Park, CA 94928

David Van Nuys
6189 San Bruno Court
Rohnert Park, CA 94928

Jerry Weiss
P. O. Box 7044
Cotati, CA 94931

Chip Worthington
8080 Mitchell Avenue
Rohnert Park, CA 94928

Tim Wright
P. O. Box 499
Cotati, CA 94931



ROHNERT PARK OPEN HOUSE REGISTRATION FORM



NAME: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

TELEPHONE NO.: _____

☐ I would like to attend future General Plan meetings. Please mail meeting notices.

☐ I do not expect to attend future General Plan meetings.



Goal - Maintain and enhance existing family oriented residential neighborhoods and assure that new residential neighborhoods are family oriented.

Principle 1. Continue to develop residential areas according to a neighborhood concept and in such a manner so as to give each neighborhood its unique identity. [Objective 5]

Proposal 1. Complete development of public improvements in the "M" Section including development of a neighborhood park and elementary school so as to create a neighborhood identity.

Proposal 2. Continue to use the Community Development Agency and whatever grant funds are available to provide inducement loans to property owners in older residential neighborhoods (primarily "A" and "B" Sections) to upgrade the existing residential units. [Proposal 8]

Proposal 3. Provide park improvements in the undeveloped area on the south side of the Rohnert Park Junior High School, adjacent to Benecia Park to provide additional recreation facilities for the "B" Section. [Proposal 19]

Goal - Create a compatible and diversified mix of open space, public, residential, commercial and industrial land uses in the City.

Objective 1. Promote the orderly and harmonious development of Rohnert Park and its environs and preserve the City's superior quality of life. [Objective 2]

Policy 1. Land uses and densities for areas outside the City limits shall be designated as in the Sonoma County General Plan, 1989.

Standard 1. Detached single family development within the City limits shall be constructed at a density of approximately one to five dwelling units per acre and 13 persons per acre.

Standard 2. Intermediate density residential development shall be constructed at a density of no more than ten dwelling units per acre and 25 persons per acre.

Standard 3. High density residential development shall be constructed at a density of ten to thirty dwelling units per acre and from 25 to 75 persons per acre.

Standard 4. Institutional land uses shall be constructed at a land coverage rate of no more than 25 percent.

Standard 5. Professional/office and all types of commercial and industrial development shall be constructed at a land coverage rate of between 30 to 35 percent.



LAND USE AND GROWTH

Standard 6. Off street parking shall be provided at a rate of one space per 250 square feet of gross building area for most institutional, professional/office and warehouse land uses.

Standard 7. Off street parking shall be provided at a rate of one space per 200 square feet of gross building area for most commercial uses.

Standard 8. Off street parking shall be provided at a rate of one space per four seats in theaters, auditoriums and similar land uses.

Standard 9. Off street parking shall be provided at a rate of one space per employee (at the plant at a given time) for most industrial uses.

Standard 10. Off street parking shall be provided at a rate of one space per instructor and one space per for students for most educational facilities.

Proposal 4. Draft a special overlay zoning category of "University Related", designate "University Related" areas surrounding Sonoma State University, and develop regulatory language that will guarantee Sonoma State University participation in land use decisions which affect the University environs.

Objective 2. Control the location and type of development and manage the rate at which development takes place, especially in residential areas. [Objective 1]

Principle 2. Pace residential growth in such a manner as to not overtax the City's infrastructure and school facilities. [Proposal 4]

Implementation Measure 1. Encourage the establishment of a new city in Sonoma County in the southern part of the County in the general area of the Lakeville Highway and Highway 37 intersection so as to provide housing opportunities closer to the job markets in Marin, Solano, and San Francisco Counties. [Proposal 21]

Implementation Measure 2. Work with the State, regional organizations, the County, and local governments to guarantee a regional approach for providing balanced housing and job markets. [Objective 11]

Objective 3. During the next ten years, assure commercial and industrial development on at least 187 acres, half of the vacant commercial and industrial land.

Principle 3. Strip type of commercial development shall be discouraged. [Principle 6]

Implementation Measure 3. Actively promote and encourage commercial and industrial development on vacant parcels generally west of the Northwestern Pacific Railroad and within the City limits. [Proposal 18]



Implementation Measure 4. Encourage development of a commercial recreation vehicle storage lot to accommodate Rohnert Park residents. [Proposal 3]

Goal - Insure an aesthetically pleasing community.

Objective 4. Within the next five years, determine the permanent boundaries for the City of Rohnert Park in order to insure that the City retain the small town atmosphere, environmental quality and other amenities that make this an attractive place to live and work. [Objective 9]

Proposal 5. Conduct an analysis of what improvements should be made to the existing City infrastructure, including water systems, sewer mains, and streets in order to accommodate development in the LAFCO-approved sphere of influence. [Proposal 5]

Objective 5. By 1995, designate a permanent open space buffer surrounding the City boundaries and determine ways to assure that this buffer remains permanent. [Objective 10]

Principle 4. Maintain the concept of community separators and open space around the City. [Objective 7]

Implementation Measure 5. Work with Sonoma County to maintain the agricultural lands around the City and to prevent the intrusion of rural residential developments such as the Canon Manor Subdivision. [Objective 8]

Implementation Measure 6. Use feasible methods to establish a green belt around the City including maintenance of community separators, identified in the Sonoma County General Plan, annexation and imposition of City preservation zoning, the purchase of development easements, the purchase of property, and uses of land consistent with open space objectives. [Proposal 17]

Objective 6. Maintain aesthetically pleasing neighborhoods, community facilities, streets, parks, and schools. [Objective 6]

Principle 5. Encourage quality development with good architectural features and extensive landscaping throughout the community, but especially along U.S. Highway 101 frontage and major streets. [Principle 1]

Policy 2. Use all resources at the City's disposal to assure the proper maintenance of the physical stock of the community through code enforcement programs, public relations, grants, and loans. [Principle 2]

Policy 3. Use drainage canal and creek right-of-ways for a variety of purposes including stormwater drainage, permanent open space, trails and bikepaths, wildlife habitat, native plant landscaping, and similar mutually compatible purposes.



LAND USE AND GROWTH

Policy 4. Continue to project an image of quality and good government by providing strong physical statements in City buildings in order to promote community pride, such as was done with the Community Center, the Sports Center, the Performing Arts Center, and the Library buildings. [Proposal 10]

Implementation Measure 7. Continue to insure that the U.S. Highway 101 image of the City is continually improved and enhanced. [Objective 3]

Implementation Measure 8. Strive to get as much street frontage on parks and school grounds as is reasonably possible in order to maximize the open space benefit to the surrounding residents. [Proposal 9]

Implementation Measure 9. Continue to require landscaping and free parking along the sides and medians of streets so as to give a sense of community unity and caring. [Proposal 11]

Goal - Provide superior public services and public facilities.

Objective 7. Contain development within the existing City limits until at least 1995. [Principle 3]

Principle 6. Pace residential growth in such a manner as to not overtax the City's infrastructure and school facilities.

Policy 5. The City will anticipate in its planning during the next five years a population of 40,000 within the existing City limits. [Principle 5]

Implementation Measure 10. Continue to evaluate the City's ultimate desired size, population, and urban boundaries. [Objective 4]

Objective 8. Continue to provide additional facilities to accommodate existing and anticipated levels of physical and economic growth. [Principle 4]

Policy 6. Continue to work cooperatively with the Cotati-Rohnert Park Unified School District to assure that planning and growth of the City is coordinated with the planning and growth of the District. [Proposal 6]

Policy 7. Maintain development fees at a sufficient level to finance infrastructure costs and capital improvements. [Proposal 13]

Standard 11. One public safety station housing fire fighting equipment shall be established for each 10,000 residents.

Standard 12. One branch library building shall be deemed sufficient for a population of 40,000.



Standard 13. One high school campus shall be deemed sufficient to meet the needs of a population of 40,000.

Standard 14. One junior high school campus shall be deemed sufficient to meet the needs of a population of 40,000.

Standard 15. There should be one elementary school campus for each 5,000 residents, located within one mile from those residences.

Standard 16. One regional park of approximately 50 acres within five miles of the Center of Rohnert Park shall be deemed sufficient to meet the needs of a population of 40,000.

Standard 17. There should be one neighborhood park of approximately five acres for each 5,000 residents, located with one mile from those residences.

Standard 18. There should be one outdoor swimming pool for each 10,000 residents.

Standard 19. One indoor sports center complex shall be deemed sufficient for a population of 40,000.

Standard 20. There should be one indoor recreation center for each 10,000 residents.

Standard 21. One hospital site shall be deemed sufficient for a population of 40,000.

Standard 22. One animal shelter facility shall be deemed sufficient for a population of 40,000.

Proposal 6. Bring all the area in the LAFCO approved sphere of influence into the Cotati-Rohnert Park Unified School District in order to promote the coordination in the provision of school facilities and development projects. [Proposal 7]

Proposal 7. Encourage Sonoma County to upgrade the quality of improvements in the Canon Manor subdivision area by requiring paved streets, curbs, gutters, street lights, and municipal water and sewer systems in order to eliminate the conflict between the individual water wells and septic systems in the area. [Proposal 1]

Implementation Measure 11. Encourage the State to fulfill its responsibilities and obligations to complete the U.S. 101/Rohnert Park Expressway Interchange and the U.S. 101/Wilfred Avenue/Golf Course Drive Freeway Interchange. [Proposal 2]

Implementation Measure 12. Develop two Public Safety (police and fire) substations, one in the area south of East Cotati Avenue in the vicinity of Snyder Lane, and one in the area west of U.S. 101. [Proposal 16]



LAND USE AND GROWTH

Implementation Measure 13. Construct a refuse collection station on Seed Farm Drive, north of the corporation Yard. [Proposal 20]

Implementation Measure 14. Establish a heliport on the west side of U.S. Highway 101. One prime site would be City-owned land south of the Rohnert Park Stadium. In addition to assisting law enforcement agencies and providing for first aid and health care flights, the heliport would serve local businesses and the tourism industry. [Proposal 22]

Implementation Measure 15. Cooperate with the Sonoma County Library System in the operation of the library on Hunter Drive and continue to provide financial assistance as needed to maintain the physical structure of the City library in an acceptable manner. [Proposal 12]

Implementation Measure 16. Develop a new Civic Center on City Hall Drive which will serve as the pivotal point of the downtown area. [Proposal 14]

Implementation Measure 17. Develop a new, modern animal shelter at a location to be determined. [Proposal 15]



Goal - Provide an uncongested, functional circulation system.

Objective 1. Improve access to and improve traffic flows on U.S. Highway 101 by 2000.
[Objective 2]

Implementation Measure 1. Maintain an active role in the U.S. Highway 101 planning programs with the purpose of assuring that the improvements eventually provided will enhance inter-city movement. [Proposal 3]

Implementation Measure 2. Encourage the State to complete the U.S. 101/Rohnert Park Expressway interchange. [Proposal 9]

Implementation Measure 3. Construct a right hand turn lane southbound on Commerce Boulevard at the Rohnert Park Expressway intersection in conjunction with improvements of the U.S. Highway 101/Expressway interchange. [Proposal 11b]

Implementation Measure 4. Encourage the State to complete the ramp modifications for the U.S. 101/Wilfred Avenue interchange, and the future ultimate interchange improvements. [Proposal 10]

Implementation Measure 5. Work with the City of Cotati to widen Commerce Boulevard south of Southwest Boulevard to four lanes. [Proposal 11i]

Implementation Measure 6. Lend support to any efforts by Cotati and Caltrans to relocate the northbound on ramp of the U.S. Highway 101/Highway 116 interchange. [Proposal 13]

Implementation Measure 7. Modify and improve Commerce Boulevard near the Golf Course Drive/Wilfred Avenue interchange to accommodate the planned new connections to U.S. Highway 101 and to improve the connection to Redwood Drive. [Proposal 11j]

Implementation Measure 8. Encourage improvement and widening to four travel lanes of Stony Point Road and Petaluma Hill Road from Santa Rosa to Petaluma. [Proposal 11f]

Implementation Measure 9. Continue to work with the County of Sonoma and the other cities in the County to draft a proposal for consideration by the electorate to create a transportation authority to address County-wide transportation needs. [Proposal 12]

Objective 2. Provide additional connections across U.S. Highway 101 between the east and west sides of Rohnert Park by 1995. [Objective 3]

Implementation Measure 10. Construct an overcrossing of U.S. Highway 101 to connect State Farm Drive and Business Park Drive. [Proposal 11k]



CIRCULATION

Implementation Measure 11. Construct a pedestrian/bicycle bridge over U.S. Highway 101 in the vicinity of Copeland Creek. [Proposal 11n]

Objective 3. Improve arterials and collectors to provide Level of Service LOS) "C" or better, where feasible, by 1995. [Objective 4]

Principle 1. Land use decisions shall take into consideration potential traffic impacts. [Principle 1]

Principle 2. Traffic signals should be synchronized to encourage the smooth flow of traffic. [Principle 15]

Policy 1. New development shall be required to pay a pro-rata share of needed traffic improvements. [Principle 3]

Policy 2. The City shall require site-specific traffic impact analysis of auto-intense uses. [Proposal 6]

Standard 1. On City streets where LOS is currently at "C" or better, LOS shall not deteriorate below level "C". [Standard 2]

Standard 2. On City streets where LOS is currently "D" or "E", LOS shall not deteriorate to the next lower level. [Standard 2]

Implementation Measure 12. Establish plan lines for future needed streets within the Sphere of Influence. [Principle 9]

Implementation Measure 13. Evaluate and recommend improvements in off street parking standards for all zoning classifications. [Proposal 2]

Implementation Measure 14. On Snyder Lane, install left hand turn lanes where needed and where feasible and plan for future widening to four lanes. [Proposal 11a]

Implementation Measure 15. Construct a left hand turn lane, eastbound on Southwest Boulevard at the Country Club Drive intersection. [Proposal 11c]

Implementation Measure 16. Widen Redwood Drive to four lanes from Hinebaugh Creek to J. Rogers Lane. [Proposal 11d]

Implementation Measure 17. Complete Seed Farm Drive from Enterprise Drive to the Rohnert Park Expressway. [Proposal 11e]

Implementation Measure 18. Plan for future widening to four lanes of Commerce Boulevard from Copeland Creek to Arlen Drive. [Proposal 11g]



Implementation Measure 19. Plan for the widening to four lanes of Golf Course Drive from Fairway Drive to Country Club Drive along with restriping of the northbound turn lane improvements at the south leg of the intersection of Country Club Drive and Golf Course Drive. [Proposal 11h]

Implementation Measure 20. Provide input to other local and regional agencies with respect to plans and proposals in their jurisdictions that impact Rohnert Park. [Principle 11]

Implementation Measure 21. Actively encourage Rohnert Park employers to adopt flex time policies and programs. [Proposal 14]

Goal - Maximize public safety.

Principle 3. Landscaped medians and islands shall be used wherever possible to direct and channel traffic. [Principle 2]

Principle 4. Strip commercial development shall be discouraged. [Principle 6]

Principle 5. Driveways onto arterials shall be limited. [Principle 13]

Principle 6. Promote safety for bikeway systems. [Principle 5]

Standard 3. Bikeway systems shall be separated from vehicular traffic where feasible. [Standard 1]

Implementation Measure 22. Continue to provide adequate enforcement to assure traffic and pedestrian safety. [Principle 7]

Implementation Measure 23. Continue to develop and promote traffic safety education. [Proposal 4]

Implementation Measure 24. Continue to work with the School District to promote safety for school children. [Principle 8]

Implementation Measure 25. Install traffic signals at appropriate locations where most needed. [Proposal 11i]

Goal - Preserve the peace and quite in residential areas.

Principle 7. New single family residences shall not front on arterials. [Principle 4]

Principle 8. Make every effort to assure that through traffic is diverted from residential streets to arterials. [Principle 10]



CIRCULATION

Policy 3. Design residential areas to discourage through traffic and encourage foot and bike travel. [Proposal 1]

Goal - Encourage *use of all modes* of transportation.

Objective 4. Increase ridership on local transit by 10 percent each year through 1995. [Objective 1]

Principle 9. Work to improve transit coordination. [Principle 12]

Implementation Measure 26. Assess, on a periodic basis but at least annually, the need for City transit service to major employment and use areas. [Proposal 5]

Implementation Measure 27. Improve transit facilities (bus stops, shelters, and transfer stations). [Proposal 7]

Implementation Measure 28. Upgrade existing park and ride facilities and encourage new ones which are strategically located so as to be easily accessible. [Proposal 8]

Objective 5. The use and development of alternative transportation systems shall be encouraged including possible use of the Northwestern Pacific Railroad right-of-way. [Principle 14]

Policy 4. Eventual development of passenger rail service that directly travels to San Francisco rather than to an intermediate ferry terminal or other transfer point, that is technologically consistent through Sonoma and Marin Counties, and that is compatible with and may be linked to BART, provided that traffic conflicts with vehicles in Rohnert Park are minimized or eliminated. [Objective 5]

Implementation Measure 29. Construct a pedestrian/bicycle bridge over Five Creek Diversion Channel from Holly Avenue to Fauna Avenue. [Proposal 11m]

Implementation Measure 30. Construct a pedestrian/bicycle path from Rohnert Park to Crane Creek Regional Park. [Proposal 11o]

Implementation Measure 31. Establish a heliport on the west side of U.S. Highway 101 to augment and diversify transportation facilities in Rohnert Park. [Proposal 15]



Goal - Provide only as many housing units as can be serviced prior to 1995, recognizing the limited wastewater treatment capacity, and that such housing shall provide as much diversity in tenure, type, size, location, and cost-of-housing as reasonable feasible.

Policy 1. The City shall continue to foster the expansion of the housing supply and the maintenance of a mix of housing types within the City's ability to provide services [Policy 2]

Objective 1. Construct 230 units for elderly citizens at the Enterprise Drive site by 1995. [Objective 1]

Action 1. The Enterprise Drive site is suitably zoned for construction of 230 units for elderly citizens and public utilities and services are available at the site. The City should work cooperatively with the developer to expedite construction of this housing project. [Action 1]

Objective 2. Construct 501 single family units in the "H", "M", and "R" sections by 1995. [Objective 2]

Objective 3. Construct 119 mixed detached, attached and multi-unit residential units in the "M" section by 1995. [Objective 3]

Action 2. Zoning appropriate for construction of single family and multi-family units is in place in the "H", "M", and "R" sections. These areas have adequate water, wastewater treatment capacity, police protection and fire protection. The City owns a public facility site in the "M" section. The City should develop a park on the site by 1995. The Cotati-Rohnert Park Unified School District has expressed an interest in acquiring a portion of the site for use as a school site. [Action 2]

Goal - Maintain and anticipate that lands currently designated for residential development remain suitable for such development if and when wastewater treatment capacity becomes available.

Objective 4. Identify by 1995 suitable building sites for 1,300 residential units, the estimated pent up housing demand. [Objective 4]

Principle 1. The availability of housing is of vital importance to the City of Rohnert Park and the provision of a suitable living environment for every present and future Rohnert Park resident is a priority of the highest order. [Policy 1]

Principle 2. The cooperative participation of the City of Rohnert Park, other municipal governments, Sonoma County, the State of California, the federal government, and the private sector is required to expand housing opportunities and accommodate the housing needs of present and future Rohnert Park residents of all economic levels. [Policy 11]



HOUSING

Principle 3. The City of Rohnert Park has a responsibility to use the powers vested in it to facilitate the improvement and development of housing to provide for the present and future housing needs of all economic segments of the community. [Policy 5]

Policy 2. In carrying out its housing responsibilities, the City of Rohnert Park has the responsibility to consider economic, environmental and fiscal factors; community goals set forth in the General Plan; and regional housing needs. [Policy 8]

Policy 3. There exist economic, physical, environmental, and social conditions beyond the control of the City of Rohnert Park that constrain the ability of the City to address housing issues. [Policy 9]

Action 3. In 1990, a citizens' General Plan committee will identify land suitable for residential development within the context of a thorough General Plan update process. [Action 3]

Action 4. In 1991, a citizens' General Plan committee will prepare a plan for extension of public facilities and services to residential development sites within the context of a thorough General Plan update process. This plan may include an analysis of service extension costs and methods of payment. [Action 4]

Action 5. From 1992 to 1995, a citizens' General Plan committee will prepare a land use plan for residential development sites within the context of a thorough General Plan update process. The City will encourage and assist in the development of innovative concepts to fill specific housing needs. [Action 5]

Action 6. Formulate and enact a formal residential growth management program and put such a program into effect when additional wastewater treatment capacity is available (estimated to be in 1995). [Action 21]

Action 7. By the end of 1990, begin a feasibility study to determine the market for an affordable housing mobile home park with individually owned sites for purchase by existing Rohnert Park mobile home owners. [Action 19]

Action 8. By the end of 1991, begin design of a project to remove the 152 dilapidated residential units in the Sonoma Grove Trailer Park and construct low cost student housing on the site for Sonoma State University students. [Action 20]

Action 9. In cooperation with Sonoma State University, identify sites for development of student housing and anticipate such development after 1995.

Goal - Develop and maintain an approximate balance between the number of jobs in Rohnert Park and the number of housing units needed to house those workers and their families.

Action 10. Encourage the establishment of a new city in the southern part of Sonoma County, generally in the area of the Lakeview Road and Highway 37 intersection, so as



to provide housing opportunities near to job market in Marin, Solano, and San Francisco Counties. [Action 24]

Action 11. Investigate and establish, if feasible, a demonstration deferred loan program to enable employees of The City of Rohnert Park, The Cotati/Rohnert Park Unified School District, and Sonoma State University to purchase housing within Rohnert Park.

Objective 5. Create at least, and preferably more than, 1,400 new jobs in Rohnert Park between 1990 and 1995 so as to maintain and improve the current ratio of jobs and housing units. [Objective 5]

Policy 4. Seek to balance the growth of jobs and housing within Rohnert Park. [Policy 3]

Action 11. In 1990 and 1991, in cooperation with the Chamber of Commerce, prepare detailed profiles of available industrial and commercial sites in Rohnert Park. These profiles will include a location map, list of available utility capacities and costs, an analysis of zoning and other applicable regulations, ownership and purchase or lease price, the relationship of the site to major transportation routes, and applicable environmental factors. [Action 6]

Action 12. Upon request, in cooperation with the Chamber of Commerce, provide information to industrial and commercial businesses interested in locating in Rohnert Park and/or developers of industrial and commercial properties. [Action 7]

Goal - Insure active participation in federal, state, regional and county housing programs and participate in reviewing and formulating federal, state, regional and county-wide housing programs to insure compatibility with local policies and needs.

Objective 6. Increase the number of households receiving federal Section 8 rent subsidy vouchers and certificates by ten households per year for the period 1990 to 1995. [Objective 8]

Action 13. In cooperation with the Sonoma County Community Development Commission, publish in 1990 a description of federal housing assistance programs in the City's newsletter which is mailed to every address in Rohnert Park. This article will encourage households to sign up on program waiting lists. [Action 14]

Objective 7. From 1990 to 1995, inform rental property owners and local developers active in Rohnert Park of state and federal housing assistance programs and encourage the formulation of low and moderate income housing projects for at least 500 households. [Objective 9]

Policy 5. The City of Rohnert Park is best capable of determining what efforts are required by it to attain its housing goals provided such determinations are compatible with state housing goals and regional housing needs. [Policy 7]



HOUSING

Policy 6. The housing needs of low income households can best be met by aggressively pursuing all forms of state and federal housing assistance. [Policy 4]

Action 14. By 1995, in cooperation with the Sonoma County Community Development Commission, hold at least one seminar for owners of rental property in Rohnert Park to introduce federal housing assistance programs including the Section 8 rent subsidy program and Rental Rehabilitation Program. [Action 15]

Action 15. By 1995, in cooperation with the Sonoma County Community Development Commission, hold at least one seminar for developers active in Rohnert Park to introduce state and federal low and moderate income housing development incentives including assistance programs and tax incentive.

Action 16. By 1995, in cooperation with the Sonoma County Community Development Commission, the City and or the Community Development Commission will assist at least one for profit and/or non-profit development organization (such as Burbank Housing Development Corporation) to obtain financing for low to moderate income housing projects which will be undertaken after 1995.

Action 17. By 1995, in cooperation with the Sonoma County Community Development Commission, the City and/or the Community Development Commission will assist at least one for profit and/or non-profit development organization to obtain financing to purchase and convert existing housing projects into housing for low and moderate income households.

Action 18. By 1995, provide partial financial assistance through the Community Development Agency for at least one low and moderate housing project which may either be a new development project undertaken after 1995 or a project to purchase and convert existing housing for low and moderate income households.

Goal - Insure that all residential structures and yards in Rohnert Park are safe, sanitary, adequate, show no visible damage, and exhibit the appearance of regular maintenance.

Objective 8. From 1990 to 1995, conserve at least 13,000 housing units within the City limits through active City sponsored neighborhood preservation and housing rehabilitation programs, code enforcement programs, and voluntary private rehabilitation efforts.

Principle 4. Existing residents, property owners and the City should vigorously work to maintain the sound condition of residential properties and neighborhoods and to upgrade those few residential properties and neighborhoods which need improvements. [Policy 6]

Action 19. By 1995, reactivate the program whereby overhead utility wires are systematically placed underground in the "A" and "B" sections.



Action 20. The Community Development Agency of the City of Rohnert Park will make available funds for low interest loans to assist rehabilitation of approximately 25 deficient single family units on the average each year until 1995 and continue to cooperatively work with the Sonoma County Community Development Commission to administer this activity. [Objective 6 and Action 8]

Action 21. Apply for Community Development Block Grant Funds to provide deferred loans to mobile home owners to rehabilitate 10 deficient mobile homes on the average each year until 1995 and continue to cooperatively work with the Sonoma County Community Development Commission to administer this activity. [Objective 7 and Action 9]

Action 22. The City and/or Community Development Agency will apply for federal and state owner occupied housing rehabilitation assistance.

Action 23. Provide, upon request, technical assistance to residential property owners concerning repair, rehabilitation, crime prevention, safety, and fire prevention. [Action 10]

Action 24. Encourage voluntary maintenance to assure that residential properties are aesthetically pleasing, free from nuisances, and unhampered by structural and safety hazards. The City also will respond to requests for occupancy inspections at the time of sale. [Action 11]

Action 25. Maintain its current code enforcement programs. Staff will routinely check the exterior health and safety aspects of multi-unit residential buildings and enforce Health and Safety Codes. The City will enforce municipal ordinances dealing with nuisances including garbage, weeds, inoperable vehicles, and parking of vehicles. The City will continue to assure compliance with zoning regulations and consider enactment of a property maintenance ordinance. [Action 12]

Action 26. Continue high quality maintenance of public streets, parks and buildings. [Action 13]

Action 27. Vigorously enforce the "no parking on street sweeping days" traffic signs to assist in the more effective cleaning of streets in residential neighborhoods. [Action 22]

Action 28. Formulate and enact a property maintenance ordinance to assist the City's efforts to encourage and require the proper maintenance and appearance of residential properties. [Action 23]

Goal - Minimize the chances that a Rohnert Park household would become homeless despite increasing housing costs.



HOUSING

Objective 9. Prevent approximately 15 low income households from becoming homeless each year for the period 1990 to 1995. [Objective 10]

Action 29. The Community Development Agency will annually participate in a program jointly sponsored by selected municipalities and Sonoma County to help prevent low income households from becoming homeless by guaranteeing payment of deposits and missed monthly rent payments. [Action 16]

Action 30. Provide annual financial support for one or more locally based non-profit citizen organizations which, as their prime purpose, address the needs of the homeless.

Objective 10. Through 1995, monitor and identify any need for an emergency housing shelter. [Objective 11]

Action 31. Conduct an analysis of the need for an emergency housing shelter and develop an appropriate project or projects. [Action 17]

Goal - Provide a mixture of owner and rental housing opportunities by allowing conversion from apartments to condominiums or cooperatives only when a benefit to the overall City housing needs can be clearly demonstrated and only when such buildings qualify as condominiums as defined by the State.

Objective 11. Allow condominium and cooperative conversions only when the rental unit vacancy rate in Rohnert Park exceeds ten percent and only when such buildings qualify as condominiums as defined by the State. [Objective 12]

Action 32. Continue review of proposed conversions of apartments to condominiums and cooperatives. This review program will insure that all conversions meet on-site standards; help protect tenants by prohibiting rent increases and evictions intended to create vacancies prior to filing a conversion application; and assuring that tenants may purchase apartments converted to a condominium or cooperative unit. [Action 18]

Goal - Assure that the housing opportunities and choices of any present or potential Rohnert Park resident shall not be diminished because of prejudice or discrimination on the basis of ethnic background, racial status, religious affiliation, income, marital status, sex, handicap, or age.

Principle 5. All people, regardless of ethnic background, racial status, religious affiliation, income, marital status, sex, handicap, or age shall have an equal opportunity to avail themselves of housing. [Policy 10]

Action 33. At least every two years, publish and distribute to every address in Rohnert Park a description of equal housing opportunity laws, examples of housing discrimination, citizen responsibilities, and grievance procedures.



Conservation Element

Goal - Provide sufficient quantities of water of suitable quality for present and future residents of Rohnert Park.

Objective 1. Obtain additional water supply so as to assure at least 2.4 billion gallons in 1995 and 2.6 billion gallons in 2000 without having to pump additional amounts of well water. [Objective 13]

Principle 1. Anticipate new or peak demand for water and develop adequate supplies far in advance of potential need because of the long time frames needed to develop new sources of water. [Principle 1]

Policy 1. Carry out capital improvement projects that will enhance the efficiency of the water supply system and insure adequate supplies for the future. [Proposal 3]

Implementation Measure 1. Coordinate with the Sonoma County Water Agency and the State on water related activities. [Proposal 4]

Implementation Measure 2. Apply for a water allocation from the Sonoma County Water Agency of 15 mgd.

Implementation Measure 3. Construct five additional Sonoma County Water Agency aqueduct connections. [Proposal 10]

Objective 2. Encourage water conservation, where applicable *so as to reduce water use by approximately 10 percent by the year 2000.* [Objective 8]

Policy 2. To help preserve water supplies, treated wastewater shall be used, where economically feasible, for irrigation of golf courses, parks, landscaped areas, agricultural lands, and similar areas. [Standard 5]

Policy 3. Expand, wherever possible, the use of treated wastewater for irrigation purposes. [Proposal 13]

Implementation Measure 4. Extend a pipeline to transport treated wastewater to the U.S. 101/Rohnert Park Expressway interchange area so the water can be used to irrigate the landscaping to be installed in the area in 1990. [Proposal 12]

Implementation Measure 5. Continue to participate in the water conservation program and plan of the Sonoma County Water Agency. [Proposal 5]

Objective 3. Protect the water resources necessary for the health of the area's residents and insure drinking water for residents of Rohnert Park *continues to meet or exceed accepted water quality standards.* [Objectives 1 and 5]



ENVIRONMENT

Conservation, Open Space, Noise, and Safety

Principle 2. Protect areas that are critical to the maintenance of water quality, including critical groundwater recharge areas. [Objective 6]

Principle 3. Watershed lands shall be protected, and any development of watershed areas shall retain as much natural vegetation as is feasible. [Principle 2]

Principle 4. Minimize the potential of toxic substance contamination. [Objective 9]

Policy 4. Control density and restrict types of development on watershed lands. [Objective 11]

Objective 4. Maintain the Rohnert Park water distribution system at current performance levels.

Implementation Measure 6. Construct additional water storage facilities. [Proposal 11]

Goal - Maintain waterways as open space corridors that serve a variety of mutually compatible purposes.

Objective 5. *Minimize* the deterioration of water quality that results from erosion, sedimentation and *the dumping of debris and refuse*. [Objective 7]

Principle 5. Reduce the amount of sediment entering waterways in Rohnert Park. [Objective 3]

Policy 5. Developers shall be required to provide adequate drainage and erosion control during construction. [Standard 2]

Policy 6. Require a hydrologic analysis of runoff and drainage from new development. [Standard 3]

Implementation Measure 7. Stabilize the banks of waterways. [Objective 4]

Implementation Measure 8. Prohibit and abate the dumping of debris and refuse in and near waterways. [Objective 10]

Implementation Measure 9. Continue to enforce Chapter 70 of the Uniform Building Code to prevent erosion and sedimentation. [Standard 4]

Objective 6. *By the year 2000, establish an enhanced* wildlife habitat and maintain wildlife corridors along waterways. [Objective 2]

Policy 7. Waterways shall be used to provide natural open space and recreation. [Principle 3]



Policy 8. Manage waterways to ensure compatibility between wildlife, plant restoration, recreation, flood protection, and land use. [Proposal 2]

Standard 1. Where feasible, waterways shall not be concrete lined. [Standard 1]

Implementation Measure 10. Establish vegetation along waterways. [Proposal 1]

Implementation Measure 11. Off road vehicles shall be prohibited in areas where destruction or reduction of valuable habitat could result. [Principle 4]

Goal - Protect and preserve natural resources and prevent the contamination of the Rohnert Park environment with toxic substances.

Objective 7. By 1995, develop capacity to treat at least 3.55 mgd of wastewater from Rohnert Park, exclusive of the City of Cotati and Sonoma State University. [Objective 12]

Implementation Measure 12. Continue to participate in the planning, financing and construction of wastewater treatment capacity expansions of the Santa Rosa Subregional Sewerage System.

Implementation Measure 13. Expand the wastewater pumping capacity from Rohnert Park to the Santa Rosa Subregional Sewerage System.

Implementation Measure 14. Increase the amount of treated wastewater used to irrigate public lands in Rohnert Park.

Goal - Reduce the production of and reclaim the usable portion of solid wastes.

Objective 8. Divert from landfill disposal 25 percent of solid waste produced in Rohnert Park by 1995 and 50 percent of solid waste produced in Rohnert Park by 2000.

Principle 6. Encourage opportunities to recycle and compost solid waste. [Proposal 6]

Implementation Measure 15. Expand the curbside recycling program, *established in 1989, to sites and areas not included in the original program.* [Proposal 7]

Implementation Measure 16. Encourage source separation programs for solid waste materials. [Proposal 8]

Implementation Measure 17. Require retail centers and multi-family residential developments to provide on site drop off areas for recycling and coordinate these efforts with the City's refuse disposal contractor or other recycling services to insure regular pickup. [Proposal 9]



ENVIRONMENT

Conservation, Open Space, Noise, and Safety

Implementation Measure 18. Establish a refuse collection station on Seed Farm Drive, north of the Corporation Yard. [Proposal 14]

Implementation Measure 19. Investigate and establish a composting program.

Open Space Element

Goal - *Maintain and increase open space land within the City limits* for the enjoyment of scenic beauty, recreation, and natural resources of the community.

Policy 1. To provide adequate and easily accessible areas for active and passive recreation for residents, the parks and schools should be associated spatially to serve each neighborhood. [Objective 1 and Standard 1]

Policy 2. Where economically feasible, use treated wastewater for irrigation of golf courses, parks, large landscaped areas, and agricultural lands. [Standard 6]

Policy 3. Require maximum street frontage for public facilities, parks, school grounds, and civic buildings for visual exposure. [Objective 5]

Policy 4. Require larger than normal set backs for development at major intersections, along reverse frontages, and along major roadways such as the Expressway, Redwood Drive, Commerce Boulevard, Snyder Lane, and Golf Course Drive so as to create as much visual open space as possible. [Objective 4]

Policy 5. Professional, commercial, and industrial buildings shall be set back as far as possible on their lots in order to provide wide visual open space and pleasing landscaping. [Standard 4]

Standard 1. In order to preserve vistas, no buildings shall be taller than 70 feet. [Standard 7]

Standard 2. Neighborhood park sites of at least five acres, if located adjacent to an elementary school site, and at least ten acres in size if not located adjacent to an elementary school site. [Standard 1]

Standard 3. Neighborhood park sites shall have street frontage on at least three sides. [Standard 2]

Implementation Measure 1. Since the School District has indicated an interest in acquiring a portion (10 acres) of the City's public facility site in the "M" Section, the City should take measures to acquire additional land in the area so that the opportunity for maximizing recreational open space and the opportunity to provide an open space feeling in the neighborhood is not lost. [Proposal 1]



Implementation Measure 2. Develop, where feasible, bike paths and walking paths along the banks of all drainage channels within the City to provide open space getaways in close proximity to residential neighborhoods. [Proposal 7]

Implementation Measure 3. Consider acquisition of the Northwestern Pacific Railroad right-of-way if it is not used for rail transit and develop it as a pedestrian/bike path that could extend through the middle of the City, connecting many neighborhoods and areas. [Proposal 8]

Implementation Measure 4. Commit the City owned land south of the Rohnert Park Stadium, east of Labath Avenue for an exchange for long term open space land. [Proposal 5]

Implementation Measure 5. Continue to require dedication of adequate park sites with ample street frontage as a condition of development. [Objective 3]

Goal - Discourage conversion of open space and agricultural lands to urban uses outside the City limits.

Objective 1. By 1995, establish a plan for acquisition of large parcels of land and/or development rights within and beyond the sphere of influence so as to create a permanent open space border around the City. [Proposal 12]

Implementation Measure 6. A citizens' General Plan committee will prepare a plan to create an open space border around the City within the context of a thorough General Plan update process.

Objective 2. In 1990, begin efforts to preserve open space lands within and beyond the sphere of influence so as to create a permanent open space border around the City.

Implementation Measure 7. Work with Sonoma County to maximize utilization of Crane Canyon Regional Park. [Proposal 10]

Implementation Measure 8. Acquire the land and/or development rights between Sonoma State University and the Rohnert Park Expressway for a large community park site. [Proposal 9]

Implementation Measure 9. Develop a passive recreation park and open space area surrounding Roberts Lake on the south and west sides of the lake. [Proposal 4]

Implementation Measure 10. Develop as a natural habitat the area owned by the City between the Rohnert Park Expressway and the Laguna de Santa Rosa westerly of the City limits. [Proposal 3]



ENVIRONMENT

Conservation, Open Space, Noise, and Safety

Implementation Measure 11. Study and determine the feasibility of annexation and development of an 18 hole golf course on the north side of the Rohnert Park Expressway in the area between the westerly City limits and Stony Point Road. No development in the area would be permitted other than golf course facilities. This would provide a permanent open space at the westerly entrance to the City. [Proposal 2]

Goal - Discourage non-contiguous development patterns which unnecessarily increase the costs of providing community services.

Implementation Measure 12. Work with Sonoma County to prevent the intrusion of rural residential development into the large parcels of agricultural lands which surround Rohnert Park beyond the sphere of influence. [Proposal 6]

Goal - Create an awareness that open space land is a limited and valuable resource which must be conserved wherever possible.

Principle 1. Even though most scenic routes are outside the City limits, they contribute to the quality of life for the residents of Rohnert Park. [Standard 5]

Policy 6. To associate public open space with waterways running through the City, the waterways should incorporate landscaping, bike and walking paths, and exercise stations in their development. [Objective 2]

Standard 4. The width of the right of way for bike paths and pedestrian walks shall be a minimum of 15 feet and the paths shall be paved and shall be 8 feet in width with the remainder of the right of way devoted to landscaping. [Standard 3]

Implementation Measure 13. Work with Sonoma County to protect and enhance the scenic routes including Petaluma Hill Road, the Rohnert Park Expressway, and U.S. Highway 101 from Cotati to the Denman Flat interchange. [Standard 5]

Implementation Measure 14. Bike paths and pedestrian walks shall be developed along the top of the banks on all drainage channels where feasible. [Standard 3]

Implementation Measure 15. Encourage the development of a bicycle/pedestrian path from the City to Crane Canyon Regional Park. [Proposal 11]

Noise Element

Goal - Limit noise to acceptable levels throughout Rohnert Park.

Objective 1. Continue to assure through the year 2000 that outdoor and indoor noise levels meet or exceed generally accepted standards where economically and aesthetically feasible.



Principle 1. Require that new projects meet acceptable exterior noise level standards. [Principle 1]

Principle 2. Protect the noise environment in existing residential areas. [Principle 2]

Policy 1. First priority in reducing noise levels in residential areas should be in outdoor use areas (such as backyards in single-family housing developments and recreation areas in multi-family housing projects) and lower priority should be given to reducing noise levels in areas seldom used (such as small decks associated with apartments and condominiums). [Objective 1]

Policy 2. It may not be feasible to reduce noise to 70 Ldn or less in existing residential areas adjacent to the railroad because train noise is usually characterized by a relatively few loud events which generally do not cause problems in an outdoor environment. Even though the outdoor Ldn may be high during brief periods, during the majority of the time the noise level will be acceptable for speech communication and people would not be highly annoyed. [Objective 3]

Policy 3. Guidelines should not be applied reciprocally. [Objective 5]

Policy 4. If an area currently is below the desired noise standard, an increase in noise up to the maximum should not necessarily be allowed. [Objective 5]

Policy 5. Limit truck traffic in residential and commercial areas to designated truck routes. [Policy 6]

Policy 6. Design City streets to reduce noise levels in adjacent areas. [Policy 7]

Policy 7. Appropriate interior noise levels in commercial, industrial, and office buildings are a function of the use of space. For example, the noise level in private offices should generally be quieter than for data processing rooms. [Objective 5]

Policy 8. Acoustical designs to achieve appropriate interior noise levels should be demonstrated by the project sponsor in sufficient detail to satisfy City staff and OSHA requirements. [Objective 5]

Policy 9. Control noise at its source to maintain existing noise levels, and in no case, exceed acceptable noise levels as established in the Noise and Land Use Compatibility Guidelines. [Principle 4]

Policy 10. The impact of a proposed project on an existing land use should be evaluated in terms of the potential for adverse community response, based on a significant increase in existing noise levels, regardless of the compatibility guidelines. [Objective 5]



ENVIRONMENT

Conservation, Open Space, Noise, and Safety

Policy 11. Use the “normally acceptable” noise levels for new land uses as established in the “Use Compatibility for Community Noise Environments” (see Fig. 7.4) including the descriptions in the text. [Program 1]

Standard 1. Outdoor noise levels shall not exceed a Ldn of 60 dB in new residential areas. [Objective 1]

Standard 2. The California Noise Insulation Standards which prohibit interior noise levels from exceeding a Ldn of 45 dB in multi-family residential development shall also apply to new single family development. [Objective 2]

Standard 3. Assure by the year 2000 that outdoor noise levels for future development should not exceed 70 Ldn if the noise source is a railroad. [Objective 3]

Standard 4. Interior noise levels in new single family and multi-family residential units exposed to an Ldn of 60 dB (A) or greater should be limited to a maximum instantaneous noise level in the bedrooms of 50 dB(A) and the maximum instantaneous noise levels in other rooms should not exceed 55 dB(A). [Objective 4]

Standard 5. Interior noise levels in offices generally should be maintained at 45 Ldn or less. [Objective 5]

Implementation Measure 1. Encourage other agencies to reduce noise levels generated by roadways, railways, and other facilities. [Policy 8]

Implementation Measure 2. Use noise guidelines and contours to determine the need for noise studies and require new developments to pay for noise attenuation features as a condition of approving new projects. [Program 2]

Implementation Measure 3. Require noise studies for future projects to use a consistent format, to analyze alternative mitigations, and to evaluate the effectiveness of the mitigations following their implementation. [Program 3]

Implementation Measure 4. Require the evaluation of mitigation measures for projects that would cause the following criteria to be exceeded or would generate noise which could cause significant adverse community response:

- Cause the Ldn in existing residential areas to increase by 3 dB or more and exceed an Ldn of 60 dB.
- Cause the Ldn in existing residential areas to increase by 3 dB or more if the Ldn currently exceeds 60 dB.

Note: A 3 dB increase would result if traffic increased by 100 percent over existing levels. [Program 4]



Implementation Measure 5. Require new developments to pay their fair share of mitigation measures necessary to reduce interior noise levels within adjacent or impacted land uses. [Program 5]

Implementation Measure 6. Continue to enforce the noise standards for various noise emitting land uses established in the City's Municipal Code, Chapter 9.4, Noise. [Program 6]

Implementation Measure 7. Limit construction, delivery, and through truck traffic to designated routes. [Program 8]

Implementation Measure 8. Distribute maps to approved truck routes through the Department of Public Safety. [Program 9]

Implementation Measure 9. Continue to require soundwalls, earth berms, setbacks, and other noise reduction techniques as conditions of development approval. [Program 10]

Implementation Measure 10. Attempt to maintain local and collector streets at 6,000 to 9,000 Average Daily Traffic or less to ensure acceptable noise levels with adjacent residences. [Program 11]

Implementation Measure 11. Continue to work with the County Airport Land Use Commission, State Office of Noise Control, and other agencies to reduce noise generated from sources outside the City's jurisdiction. [Program 12]

Objective 2. Continue to protect schools, libraries, churches, and other noise sensitive uses from noise levels exceeding those allowed in residential areas through the year 2000. [Policy 5]

Implementation Measure 12. Locate noise sensitive uses away from noise sources unless mitigation measures are included in development plans. [Policy 7]

Safety Element

Goal - Strive to protect the community from injury, loss of life, and property damage resulting from natural catastrophes and any hazardous conditions.

Objective 1. Insure that critical facilities will function during and after a disaster through the year 2000. [Objective 2]

Principle 1. Essential emergency facilities shall be identified and provisions made to insure that they will function in the event of a disaster. [Principle 3]



ENVIRONMENT

Conservation, Open Space, Noise, and Safety

Principle 2. Cooperate with other public agencies to store, organize, distribute, and administer emergency medical equipment, supplies, services, and communication systems. [Principle 5]

Policy 1. Emergency access routes shall be kept free of traffic obstacles. [Principle 10]

Standard 1. The following critical facilities are assigned a very low level of acceptable risk: structures with high or involuntary occupancy; utilities; communication lines; transportation facilities; police, fire, and medical facilities; and structures whose failure may be hazardous to large areas. [Standard 2]

Implementation Measure 1. Identify specific facilities and lifelines critical to effective disaster response, and evaluate their abilities to survive and operate efficiently immediately after a major disaster. Designate alternative facilities for post-disaster assistance in the event that primary facilities become unusable. [Proposal 1]

Implementation Measure 2. Maintain an updated emergency preparedness plan which includes evacuation routes (see Appendix I). The Department of Public Safety will administer the plan and recommend changes to the disaster response plan, as needed. [Principle 2]

Objective 2. Continue to protect the community from risk of flood damage through the year 2000. [Principle 6]

Policy 2. Continue to preclude new developments from compounding or impacting the potential for flooding in developed areas. [Objective 3]

Policy 3. Work with owners of existing buildings in flood prone areas to minimize flooding impacts. [Objective 4]

Standard 2. Continue to use the National Flood Insurance Program standards for flood control developments. [Standard 1]

Implementation Measure 3. Improve drainage channel capacity in ways that will preserve the natural character of the waterways. [Principle 7]

Implementation Measure 4. Regulate land uses in flood-prone areas and allow development in those areas only with appropriate mitigation. [Proposal 4]

Implementation Measure 5. Cooperate with the Sonoma County Water Agency relative to flood plane management and to protect drainage channels and keep them clear of silt and debris. [Proposal 6]

Implementation Measure 6. Continue to require fees, improvements, and other



measures to mitigate downstream impacts associated with new development. [Proposal 7]

Objective 3. Minimize risks associated with natural hazards through the year 2000. [Objective 5]

Principle 3. Land uses in areas prone to natural hazards shall only be allowed with appropriate mitigation. [Principle 4]

Policy 4. Continue to regulate development to assure adequate mitigation of safety hazards on sites having a history or threat of slope instability, seismic activity including liquefaction, ground failure, and ground rupture), inundation from dam failure or flooding, and/or fire. [Proposal 2]

Implementation Measure 7. Utilize soils engineering and geology reports for all developments. [Proposal 8]

Implementation Measure 8. Require dynamic ground-motion analyses and responsive structural design for all new high-occupancy structures and structures whose continued functioning in the event of a disaster is critical. [Proposal 9]

Implementation Measure 9. Review, analyze, and provide recommendations for areas based on geotechnical reports and development plans for projects in hazardous areas. Refer geologic seismic investigations to independent geologists for review, assessment, and recommendations. [Proposal 10]

Goal - Provide adequate facilities and personnel to assure public safety.

Objective 4. Prevent loss of life and minimize loss to fire and crime through the year 2000. [Objective 6]

Principle 4. Incorporate fire prevention measures into development planning. [Principle 9]

Principle 5. Fire hazards shall be mitigated where appropriate with proper siting, use of fire resistive materials, use of fire resistive landscaping, installation of early warning systems (alarms), and/or installation of automatic fire suppression systems (sprinklers). [Principle 11]

Policy 5. All existing detached single-family homes not having any automatic smoke detection (products of combustion) system shall be provided with an automatic smoke detection system at the time the ownership of the single-family home changes. [Proposal 14]



ENVIRONMENT

Conservation, Open Space, Noise, and Safety

Policy 6. All existing buildings five thousand square feet in area or more not having any shall be provided with an automatic smoke detection or fire detection (product of combustion) system at the time the ownership of the building changes. [Proposal 15]

Policy 7. All buildings shall be required to have automatic smoke detection systems. [Proposal 17]

Policy 8. All new buildings, with the exception of detached single-family residences, shall be required to have automatic fire suppression systems. [Proposal 18]

Standard 3. The City shall continue to assure a four minute response time for emergency vehicles. [Standard 3]

Proposal 1. Construct a Public Safety substation with a fire engine on Maurice Avenue in close proximity to East Cotati Avenue in 1990. [Proposal 21]

Proposal 2. Construct by the end of 1991 a Public Safety substation with a fire engine on the west side of U.S. Highway 101 at a location to be determined. [Proposal 22]

Implementation Measure 10. Construct and have in operation by the end of 1991 a new Public Safety main headquarters building with fire substation incorporated therein on the Civic Center site on City Hall Drive. [Proposal 20]

Implementation Measure 11. Automate the opening of fire station doors at the north station and at stations constructed in the future. [Proposal 26]

Implementation Measure 12. Establish a heliport on the west side of U.S. Highway 101 to assist law enforcement agencies and the California Highway Patrol and to provide first aid and health services. [Proposal 27]

Implementation Measure 13. Continue to require landowners to clear vacant lots of excessive vegetation. [Proposal 13]

Implementation Measure 14. Continue the practice of having Public Safety officers respond directly to fire and medical emergencies as well as police calls. [Proposal 19]

Implementation Measure 15. Continue to encourage and compensate Public Works employees and Public Safety employees who qualify as emergency medical technicians. [Proposal 23]

Goal - Maintain a safe and livable community.

Objective 5. Continue to support, improve the convenience of, and provide permanent funding for a household hazardous waste disposal program by the year 2000. [Objective 7]



Policy 9. Improve the collection program for household toxic wastes and create a greater public awareness program. [Principle 14]

Implementation Measure 16. Develop a household hazardous waste disposal plan and education program. [Proposal 28]

Objective 6. Continue to protect the community's health, safety, welfare, natural resources, and property through regulation of authorized use, elimination of unauthorized use, storage, transport, and disposal of hazardous materials, with specific focus on problem prevention. [Principle 12]

Principle 6. Protect residents and workers from avoidable industrial and commercial accidents, and mishandling of hazardous materials. [Proposal 24]

Principle 7. Continue and expand present efforts to prevent ground water and soil contamination. [Objective 8]

Principle 8. Avoid land uses that threaten public safety and/or that may result in property damage. [Principle 1]

Implementation Measure 17. Support efforts to require state funding for state-mandated local programs for hazardous materials. [Proposal 25]

Implementation Measure 18. Monitor and regulate the use, storage, transport, and disposal of hazardous materials within the City. [Principle 13]

Proposal 1. Reactivate the project to place utility wires underground where they are overhead, primarily in the "A" and "B" sections.

Goal - Improve public awareness and understanding of safety needs.

Objective 7. By the end of 1991, inform all residences and businesses in the City of fire, seismic, and other natural hazards, and methods to avoid or mitigate the effects of these hazards. [Objective 1]

Policy 10. Programs for public education on any safety subjects should include steps individuals can take to prepare their own or their family's emergency preparedness plan for various situations. [Principle 8]

Policy 11. Help households prepare to be self sufficient for 72 hours after a disaster should strike the community. [Proposal 29]

Implementation Measure 19. Maintain updated drainage and flood zone maps. [Proposal 3]



ENVIRONMENT

Conservation, Open Space, Noise, and Safety

Implementation Measure 20. Promote community awareness regarding the severity and extent of potential local flooding *through one or more articles in the City's newsletter which is sent to every mail address in Rohnert Park.* [Proposal 5]

Implementation Measure 21. Record information of potential geologic hazards on parcel maps and final maps. [Proposal 11]

Implementation Measure 22. Develop programs to increase public awareness of seismic hazards and to educate the community on procedures that can help to minimize injury and property loss before, during, and after an earthquake. [Proposal 12]

Implementation Measure 23. Continue fire education programs in elementary and secondary schools. [Proposal 16]



I recommend the following additions, deletions, and changes in the Conservation, Open Space, Noise, and Safety elements of the General Plan.

[illegible]

ROHNERT PARK OPEN HOUSE

OPEN HOUSE COMMENTS

February 3, 1990

Land Use and Growth

1. Land Use—Delete new city.
2. Sonoma State University—expected growth. Add SSU study to General Plan.
3. No development plans outside city limits.
4. Define what issues planning for today or 5-year plan. Is a 5-story civic center or 4 new schools necessary for 40,000.
5. Re: New cities—will not work to plan as if no one else around—take responsibility for those around. Need to consider General Plans of neighboring cities.
6. Land Dev.—Develop higher densities. Others will contribute to urban sprawl.
7. Nothing in plan to go beyond 40,000.
8. Serious mistake as going now—not appropriate for environment.
9. Univ. better served by commercial like bookstores, cafes, etc.
10. Possible need to develop land north of SSU.
11. Concerned re: survey for 40,000—would not want large city.
12. Concern re: new city—location—change the statement to encourage the county plan new cities at unspecified locations.
13. Heliport should be located in area where noise will not bother, as needed for medical emergencies.
14. Needs statement to relate to County review. Would be better for City control of development between cities.
15. Use rural lands instead of agricultural.
16. Question retaining "small town atmosphere" since Rohnert Park is not a small town.
17. Discourage long streets of strip commercial but small neighborhood centers are good.
18. Annex south Santa Rosa Avenue area.
19. Bothered by inconsistent message to control growth.
20. Within next 5 years determine boundaries. Change from "City" to "residents."
21. Re: new city—Nothing explains where idea came from—would have large public impact. Not adequate.
22. Start looking at annexations earlier.

23. Delete sections encouraging tourism.
24. Growth management needs to be brought to forefront. Do need to be doing long-term planning now.
25. Questions concerns about SSU growth; can make exceptions to accommodate.
26. Deal with SSU and Cannon Manor.
27. Address the fact that Cannon Manor may need services some day re: fire protection, public safety, sewer, etc.
28. Maintain schools in every neighborhood with bike paths emphasized.
29. See further development geared toward residents vs. outsiders.
30. In favor of swim center but smaller, not Olympic size—as service to community even if reasonable cost to City.
31. Page 2.8 Land Use—Appears not part of sphere of influence (LAFCO approves annexation).
32. Need provision coordinating planning of schools.
33. Concern re: bond issue in June and allocation of \$85 million.
34. City should begin studying impact of annexation as early as 1991 in order to provide orderly growth after General Plan expires.
35. Is construction of a Golis Park Recreation Building included in plan?
36. Why Cannon Manor given such a bad name—Not part of Rohnert Park—Seems to be nice enough area; don't see it as impact.
37. No planning for growth after 1995—Seems to open door to new burst of explosive growth.
38. Should not advocate development of new city in County.
39. Re: hospital development—Medical professionals discouraged from locating in Rohnert Park.
40. Re: schools—Should be explicit language dealing with bond issue—Would like to see formal statement included as will have impact on future plans. It is one more growth inducing factor.
41. Need closer dialogue with SSU plan.
42. Rohnert Park is a growth area and needs eye to future. Need to know what point we would have to reach to attract doctors, medical facilities, etc.
43. No heliport—Santa Rosa doesn't like it—Neither do we.
44. Let us "residents" decide the size of Rohnert Park.
45. No development plans outside our limits.
46. Traffic problem developed around golf course area. Stop the kinds of development that create such problems—Avoid until traffic problems solved.
47. Open space lands could be parking lots—Does not seem right—Reexamine definition of open space.

48. Concerns about population in relation to new school needs.
49. How can citizens participate in review processes. Propose architectural review process to include citizen participation.
50. Re: regional vs. local pool—Same situation re: gym—Propose larger differential in fees for non-locals.
51. Need to add agricultural zone to zoning.
52. Before annexation provide formula ratio of open space to development.
53. City encourage School Board to go back to year round school system—Used to have choice.
54. Re: Sonoma Grove—Let it be unless it is a health hazard—As long as safe and healthy—Needed.
55. Very concerned about the continued support of urban sprawl and forcing our in-town workers to make the northern trek to find affordable housing. This will increase our need for a sales tax to repair and expand our highways.
56. I support the creation of the pedestrian pocket plan similar to P. Cathorpes which could be used to create new cities.
57. I also recognize we need to put in some corrections now to the way we are creating the needs for more roads to be built.
58. Stop wasting our time and energy promoting new cities elsewhere. (Delete #21 on page 2.23.)
59. Sonoma State University is expecting to grow dramatically. Their needs should be addressed directly today. (Contents of the SSU Environs Study should be addressed on page 2.11 and the entire document be added to the appendix.)
60. No heliport in Rohnert Park—we don't need the noise. (Oppose #22 on page 2.22.)
61. "Residents" not "the City" (or City Council or Developers) should decide how big our city should be allowed to grow. (Change "City" to "Residents" in #9 on page 2.20.)
62. No development plans outside the current city limits in this.hurry-up General Plan Update. (See page 2.8.)
63. Provide for Adequate Permanent Open Space and a buffer to neighboring development. (Support #14 on page 2.19 and #10 on page 2.20.)
64. In general, it is only goal that Rohnert Park continue to grow in a planned manner—reality is that it will grow—and that we plan for all levels of income and needs.
65. I support identification of ULTIMATE (FINAL) city limits (as mentioned by Mr. Leivo this morning).
66. I support a Citizens Advising Committee to begin studying the ultimate city limits.
67. I am opposed to the City's 70-foot height limit for the civic center or any other building. This is out of proportion to the rest of the city and presupposes growth.
68. I am concerned that limitations on the city's growth and annexations are going to be determined by wastewater capacity rather than the desires (expressed in the SURVEY) of the current residents of Rohnert Park.

69. I am opposed to the city's going into debt for any reason, including building things like the swim center that it can't afford and requires growth to support.
70. Let's keep it at 40,000! The draft sends mixed message. In some places, it seems to speak for limiting growth and in others it seems to champion rapid development. Let it consistently reflect the public desire for limiting and controlling growth.
71. Should have more clothing stores; nonpolluting industries; population limited to 50,000-60,000.
72. Feel marketing complex nearby does need a bank. Wells Fargo will be most welcome. We don't have.
73. California beautiful state; overpopulation stop at 39,000 (page 2.6).
74. Pet peeves: Parking RVs on city streets trashes city; any regulations?
75. General Plan should reflect 40,000 population limit.
76. Lot of money to support all ideas. Need industry and growth to support.
77. Page 2.11: Strongly support PC's addition of paragraph in lefthand column. Again—Specify what the "thorough" review process should include.
78. Page 2.12: Strongly support addition of paragraph about SSU's plans and needs. Maybe recommend specific liaison plan.
79. Page 2.21: Glad the PC added objectives 9-11—especially support 9 and 10. In #9—"the City" should determine, with the active participation of citizens. That should be part of the next GP review process, with a structured citizens' committee.
80. Page 2.20: Objective #1—This is very important. However, I see no real proposal for its implementation, especially the last part of it. Besides being a big mission, it goes against internal consistency guidelines.
81. Page 2.22: Proposal #8—This should be in the Housing Element instead of Land Use Element. It also overlaps with item #8 at bottom of p. 421. Conversely, items #6 and 7 on p. 4.21 belong in Land Use, not Housing.
82. Page 2.23: Strongly oppose items 21 and 22. A new city needs to be in a regional plan, not a municipal one.
83. A heliport is noisy (and not addressed in Noise Element—internal inconsistency) and unnecessary. I can see the need for a basic landing site for copters for medical emergencies and perhaps police (not so sure). I oppose more than that. It would also go against the goals in Noise Element (7.1, goal at top; 7.7, objective #6 at bottom left).
84. Page 2.22: No. 17—Consider Mr. Eck's letter to Council (11/26/89)—bottom of 1st page—his suggestion for this item.
85. Page 2.23: Add something along the lines of Eck's proposal for addition of "Item 24" at end of this page.
86. Page 2.21: Add Objective 12—"Create land use patterns that will minimize resident and worker requirements for automobile transportation."
87. Opposed to 5-story city hall—No buildings exceed 3-story now—Would like to stay at that.
88. I don't want a 5-story City Hall.

Circulation

1. Heliport also assist with commute.
2. With opening of Santa Rosa Avenue—Leads to easy access and more problems.
3. Provide access to SSU from Rohnert Park Expressway.
4. In favor of more bike paths—more variety in our parks.
5. Opposed to Roberts Lake Road.
6. Streets are becoming congested (Snyder, County Club)—Bike/pedestrian paths good in D, E and S.
7. Who proposed pedestrian bridge over Five Creek=Who, when, what proposal. Recommendation opposing bridge; culvert will do.)
8. Commerce/Golf Course Avenue (page 3.4):
 - Below Level C? Very congested.
 - Figure 3.4 inset: Bad intersection not identified. Move gas station and realign streets.
 - "Six lights" are not the solution.
 - Need more discussion with traffic flow and increases on intersections.
9. Bike paths encourage foot traffic.
10. Bikes as transportation:
 - Lights are geared for autos only (need bike detectors).
 - Bikes have 15 mile radius if safe paths are available.
 - SSU growth to 15,000: Need more bikes, not autos.
 - City Councilmember present ideas on improvement for bike traffic.
 - Example: Caltrans provides bike lockers at commuter lots.
11. Bikes are not toys. Survival of the planet. Rohnert Park could be visionary of bike use. Paid/unpaid Bike Committee/Consultant/Advisor to City Council (bike clubs, individuals).
12. Circulation (page 1): Goals—Encourages autos; need to discourage autos, encourage bikes/pedestrian.
13. Page 3.8: Rail service wording too negative. Encourage rail (change wording).
Page 3.16: Highway 101 Corridor Committee encourage rail service.
14. Circulation: Support light rail transportation compatible with BART. Laws/regulations to have parking lot? Should be looking now to set aside lot for transit station.
15. Opposed to Roberts Lake Road (Santa Rosa Avenue to Golf Course Drive). Encourages commuters to take short cut through Rohnert Park.
16. Intersection of Golf Course/Commerce Blvd. terrible; Highway 101 ramps.
17. Support bike paths.
18. Opposed to lights at successive intersections. Reduce traffic flow through limited growth; greater use of bikes.
19. Wilfred Avenue backed up due to Highway 101.

Panel response: Recommended Improvements; Rohnert Park to talk to Caltrans and Legislature.

20. Rohnert Park Expressway on ramp greater. Wilfred Avenue the worst. Recommend on ramps turning into off ramps.
21. Commuter Rail: From Santa Rosa airport through Rohnert Park to San Francisco. Site for station best where City Hall is planned.
22. Intersections on Highway 101: South from Golf Course Drive is not well marked—need sign. —Relief on Rohnert Park Expressway congestion planned?
Panel response: Only half built, Rohnert Park constantly talking to Caltrans.
23. Signal synchronization: Still produces congestion, long wait.
24. Library parking lot: Congestion. Improve traffic flow; speed bumps in parking lot; bus stop visibility—improve for pedestrians.
25. Handle congestion and potential gridlock conditions before approving development plans.
26. Have the streets, roadways, lanes, lights, etc., in place first.
27. Require developers to help fund and put in all "related" circulation changes to upgrade traffic flow to the level necessary to meet usage at full use caused by that development.
28. I am in agreement with the principles of Objective 5, specifically, the development of a light rail system using the N.W.P. railroad right of way. All the other objectives make good sense.
29. Appoint a bicycle planning commissioner or consultant who will study what is happening with bicycle planning in communities around the country. Solicit input from this person regularly for all planning. The bicycle is not a toy but a viable solution to many of the planet's problems. Local bicycling clubs could provide a good source of candidates.
30. Better synchronization of signals so that one doesn't spend forever waiting at signal after signal in trying to traverse what is a very small town.
31. Need to widen Commerce at bridge across from City Hall. Have witnessed many, many near accidents.
32. Need bicycle path on Commerce.
33. Need turn lane at Southwest for traffic going east to turn north at light to Country Club.
34. No to Implementation Measure 8 — Growth inducing.
35. Include growth control measures to Implementation Measure 9.
36. Yes to Principle 1, 2, 3, 6, 7, and 9.
37. Yes, if any to Policy 1 regarding new development pro-rata share of needed traffic improvements.
38. Yes to Standard 1, 3
39. Implementation Measure 13: Does this include regulations on recreation vehicles re: street parking, etc.?
40. Implementation Measure 19 is not necessary.

41. Yes to Implementation Measure 20, 21, 26, 27, 28, and 30.
42. No to Implementation Measure 31.
43. Yes to Policy 4.
44. High density housing can be supportive to having ridership for mass transit—something that will hopefully have an effect on improving our air quality.
45. We need some kind of traffic control (speed bumps or the like) between the library, TG&Y, and the dental office.
46. We have got to educate our young people to become less dependent on the car. Los Angeles is dying from that. Let's be leaders in saving the future for our children—they need a reason to live, not to feel it's all hopeless thanks to our yuppie lifestyle—that's also a good way to counter drug use—their future environmentally really is in doubt!!!!
47. We don't need 6 lanes on Highway 101 if we get BART or trains in Rohnert Park.
48. Thanks to Rohnert Park for the senior citizens bus; I ride to Santa Rosa for doctors and to R.P. at least once a week.
49. Use existing rail tracks for commuter.
50. Being retired, I cannot support a lot of the programs that I have to subsidize. I cannot afford it, such as buses that go in front of our house hourly—empty. I know that in some way I am paying for part of it. I think the mayor is a big spender, not his money, and he wants to go to Sacramento? There are enough big spenders there.
51. On Commerce Boulevard, the two shopping centers across from each other—next to the cross street of Rohnert Park Expressway—is dangerous. Crossing Commerce Boulevard from one to the other are marked awkward. NEEDS TO BE CHECKED OUT FOR SAFETY REASONS.
52. Page 3.1: Last goal amended to read: "Encourage alternatives to automobile transportation." I don't think we need to encourage cars.
53. Page 3.8: Section 3.8—Rail Services—This section seems to want to bury rail service. The fact is that everyday the NWPRR carries through Rohnert Park 250 trucks' worth of goods. I don't want them on 101.
54. Page 3.8: This should talk about the possibility of fixed rail transport of passengers. Relate it to page 3.16, Objective #5; to page 3.16, Section 3.13, Highway 101 Corridor Committee recommendations #2 and 3; and to page 3.17, Proposal #3—and add to the proposal about rail development. (Once again, an objective was added (#5) with no direct and specific implementation proposal—internal inconsistency—or with support in the "findings" section.)
55. Page 3.15: Section 3.12—Again, no heliport.
56. Page 3.18: Proposal #15—Again, no heliport.
57. See also Dave Eck's letter to Council (11/26/89) for more ideas about Circulation.

Housing

1. Housing—do not need more housing.
2. No housing plans now after 1995.

3. There's no "pent up" housing crisis now.
4. Not adequate housing—need solution.
5. If job/housing balance, need to build kinds of homes needed.
6. Need student housing.
7. Make general policy statement that lands around SSU designated low income, high density.
8. No such thing as low cost housing—need for larger lots—need to provide for all levels.
9. Would not like to see high density housing around SSU—would develop social problems.
10. Community may determine housing needs as stated by ABAG—strength.
11. Possibility of losing professional because of inability to build house of choice.
12. Agree with goals and objectives in housing element.
13. Re: low cost housing—Investors purchase—fuels cycle—Should not be spec. housing.
14. Page 4.18: Opp. for energy savings—Question if solar, etc., should be actively promoted.
15. Design factor in housing should be considered.
16. Clarify meaning of family oriented—prefer mixed neighborhood.
17. Affordable housing here will not entice S.F. owners.
18. Planning to use the Sonoma Grove area only for student housing will cause displacement.
19. Sonoma Grove is most innovative because it is family-like.
20. Think need more land to expand as Sonoma Grove trailers are too packed in.
21. Without a certain percentage of low income housing, disqualify for some federal/state funding.
22. Urge different way of referring to housing needs to include others like elderly, etc.
23. Support hands off Sonoma Grove.
24. Limit residential development. Need small amount of apartments/condos.
25. Retain safe, clean quality. Protect from mediocre design.
26. Delete #24 (page 4.22)—Establish new city.
27. Delete #5 (page 4.20).
28. Just because ABAG says we have to grow, we don't need to do it—It leads to a vicious cycle of growth.
29. Don't agree with pent up housing demand.
30. Low cost housing doesn't seem to go to those who need it—Other people snap it up as "spec" housing investments and bring up price.

31. Seem to be tied into track development only—Need individual concept opportunity.
32. Individual homes and plans is what America's all about.
33. In future would be desirable to have as much diversity as possible in housing—Architectural and individual taste.
34. Is short sighted to completely use up sewer allocations for housing—Other elements to consider like commercial providing quality jobs.
35. Need higher density/affordable housing.
36. Need mixed use of commercial, industrial and housing.
37. Limit height of buildings within 1,000 feet of 101 to 25 feet, and don't allow any residential units or rental within that 1,000 feet.
38. There is a housing crisis throughout the state—Rohnert Park in its planning needs to plan long term for its appropriate portion and be responsible.
39. Lowest income or affordable income housing must be provided: Public needs to be educated; we are not talking about "ghettos". Examples like the Burbank Housing project on George Street in Cotati. There is a cap on how much someone can earn to purchase there, i.e., \$26,000 for a family of four. This is not building homes for your San Francisco commuters—their income median is \$90,000. Therefore, you would be building for your Price Club, K-Mart, restaurant workers, etc., HERE IN ROHNERT PARK. If we are to get cars off the road, we need to build and plan for our workers HERE. Otherwise, these people will rent and displace those even lower income people from the rental units.
40. Low income units with Associations provide a vehicle for pride of ownership and there is example after example across the U.S. where this works. Let's try it here.
41. Regardless of what ABAG says, we do not "need" to build all the houses that they project for our area. (Delete the "need" expressed in #1b on page 4.2.)
42. No planning now for housing sites for after 1995 should be included in this rushed 5-year plan. (Delete #3, #4, and #5 on page 4.21.)
43. There is no "pent-up" housing crisis here. What is needed first is commercial and "clean" industrial development to supply the tax base we need to meet the needs of our existing residents and services. (Delete Housing Policies #2 page 4.19, #4 page 4.20 and #24 page 4.22.)
44. Higher density housing can be supportive to having permanent open space areas.
45. New housing in Rohnert Park should primarily meet the needs of middle income households and the ones on limited income.
61. ABAG need—seems to be accepted statements—Need to determine accuracy.
62. Page 4.2: Finding #2—I agree. However, the Plan proposes no action on this, not even study. (I think there should be at least that.)
63. Page 4.5-6: Section 4.6—How does ethnic distribution impact housing needs? Either follow up on this (as first paragraph states) or omit. The last paragraph talks about ethnic make up but no way links it to housing impact.

64. Page 4.18: Next to last paragraph, about solar energy. I don't think this statement is true, and apparently Mr. Eck (see his 11/26/89 letter) knows it's not. I think we should not just "allow" solar energy, we should actively encourage its use.
65. Page 4.20: Policy #10—I think we should add "sexual orientation" to that list. We should not condone discrimination of any kind. A possible related issue is "health"—this is real potential for discrimination against people with AIDS/HIV.
66. Page 4.20: Objective #4—Delete. Does not belong in this General Plan. Thorough review in next plan should determine such matters, including our responses to "pent up housing demand."
67. Page 4.21: 3-5—I heartily endorse these PC amendments.
68. Page 4.21: 6-7—Should be in Land Use instead of Housing. #8 overlaps with page 2.22, #8.
69. Page 4.23: #21—This deserves special attention—seems to be buried in here. It's a key element in planning the the kinds of constraints facing us in 1990. I strongly endorse this proposal.
70. Page 4.23: No. 24—Please get rid of this once and for all.
71. SEE ALSO ECK LETTER. Strength proposals for solar energy and other energy conservation requirements in building.
72. General comment—I'd like to see something in here about encouraging less uniform/monotonous tract housing.
73. Page 4.23: No. 20—DELETE THIS. As long as there are no health or safety hazards and the people who live there are happy with it, it's none of our business. Rohnert Park could also use something that's not "sanitized"—a little diversity and individuality in housing. I consider such things important features of "quality of life."

Conservation

1. Groundwater supply: What year is it limited to? (Example: Geysers utilized as steam-generated electricity now limited.) Engineers—How good a guess about capacity of water basin? Earthquakes, wastewater, industry may limit or reduce water basin capacity.
2. Salt water can be converted if run out of groundwater.
3. Page E-1: Additional water supply goal—Where is supply from?
Panel answer: Russian River.
4. Page E-1: Reduce water usage goal. How?
Panel answer: 1) Combination of voluntary and education; 2) pressure regulators on single family to reduce 10%.
5. Any proposed meter installation in new homes? **Panel answer: No.**
6. Voluntary water conservation (sewage)—Does it really work?
Panel answer: Achieve 17% reduction of water usage; sewage—state regulations on toilets and showers.
7. Water sprinklers: Will water pressure reduction allow maintenance of green lawns and property values?
8. Conservation: Provide sewage/water capacity for 40,000 population only (Add to #12 and #13, page 5.13).

9. Nesting Items page E.1: Implementation No. 2: Increases growth capacity. Need to clarify: General Plan asks for 6 m.g.d. water; Impl.#2 asks for 15 m.g.d. allocation
Panel response: Peak usage is 2 times average use for approximately 10-12 m.g.d.
10. Page 5.11: Wastewater pumping study—Result is to double the capacity resulting in 64,000 population in year 2010? Discuss in next General Plan review as this plan is limited to 1995.
11. Pollution emission data from California State (Environmental Affairs Agency): Recommend staff contact agency to get data for Rohnert Park. Is Hewlett Packard manufacturing? **Panel response: No.**
12. Air quality good.
13. Global warming/ozone layer: Public health compares to planet survival. Individual activities affect the possibilities. More public education.
14. Hazardous Waste: Good.
15. Place to dispose hazardous waste from households?
Panel response: In process of developing community trash collection; hazardous waste will be included.
—Recommend convenient to citizens to use (Saturdays, evenings, door pickup--economically viable?)
—Committee on City Council on recycling trash, wastewater.
16. Conservation: Additional water sources—deemphasize. Water conservation by City. How min. toxic cont.—sep. pickup? Expanding recycling to include magazines and other items. Want lots of input from EIR on population impact on CO₂ (carbon dioxide) content and trash, etc.
17. Generally in agreement with all the Objectives of the Conservation Element: Specifically: Principle 1, Objective 2, 3, 4, 6, and 7.
18. Provide only sewage and water for 40,000 population—surplus capacity invites even insures that this growth limit will be exceeded greatly in the future.
19. We need to know current levels of emissions and toxics.
20. Require that an "above ground Hazardous Materials" ordinance be enacted by a deadline.
21. Support our recycling program and encourage expansion.
22. Provide in this 5-year plan only for the sewage treatment capacity and water supply needed for the city of 40,000 that this plan defines. (In #12 and #13 on page 5.13 add "up to the current capacity needed")
23. Distribute to each household and business a booklet explaining recycling and showing where recycling pickup centers are located.
24. General Comment—Conservation section needs strengthening overall, to talk about conservation more.
25. Page 5.4: Composting is never mentioned again (see page 5.14, #6). This would be a great thing to have and would decrease sewage (garbage disposals) and dump site needs.
26. Page 5.5: Figure 5.4 indicates that our per capita use averages above 150 gpd, the generally accepted standard (see last sentence on page). We should encourage decreasing our p.c. use.

27. Page 5.7: "Sustained and adequate water supplies." Does this take into account the possibilities of sustained drought, of less aquifer replenishment as the lands gets paved over, and of availability of H₂O from aqueduct as regional development increases and all demands on it grow? Plus, the figure of 150 gpd average demand seems inadequate considering the numbers in Figure 5.4 (see my previous comment).
28. Page 5.11 (staff addition) calls water a limited natural resource. You'd never know it by reading Section 5.6.
29. Page 5.11: Support staff addition about reclaimed wastewater.
30. Page 5.11: On the Wenzten and Kelly study: "provide for the future" within context of limited growth—what is the additional pump station for? If it's growth-inducing, omit.
31. Page 5.12: Air Quality—I'm very glad this important issue has been addressed. However, I question the statement that "air quality has generally been excellent since 1985." How come there are so many days of beige and yellow air?
32. Page 5.12-5.13: "Relatively few days of polluted air." What standards determine "relatively few"? And what about wood smoke?
33. Page 5.13: I strongly support statement on 5.13 that "RP should not allow devt. which individually or in combination with other developments. . . ." We should add about encouraging conservation to help diminish global warming and ozone layer depletion (see attached copies ["Mass Transit—The Clean Air Alternative"]). The City should educate residents about the many effects on their health and economic welfare of their individual contributions to pollution, etc. People need information to feel empowered to act on their own behalf.
34. Page 5.13: Objective #8—Omit "where applicable", and put in proposals to implement. Stuff in here about reclaimed waste H₂O irrigation is (only) a good start.
35. Page 5.13: Have other objectives with no "hows"—#9, #11 (watershed lands are not even generally identified). See Eck letter about taxis and the Taver Plan.
36. Page 5.13: #13—NO—we don't need this. Conserve instead of adopting growth-inducing policies.
37. General—Add about reducing auto use as a conservation measure (not to mention health). Support businesses in recycling chlorofluorocarbons (CFC's)—are there businesses in town which repair refrigerators, auto air conditioners or other things that release CFC's into atmosphere in the repair process? Recycling (non-release) technology is available.
38. Page 5.14: #5—What is this plan? Tell us residents about it.
39. Page 5.14: #7—It would be great to include magazines at least. I know Empire Waste Mgt. accepts them at their facility. Are there other types of materials that could be added? What about household toxics?
40. Page 5.14: #9—Yes, please. See Eck letter, too.

Open Space

1. Provide adequate open space and buffer surrounding city.
2. Don't want to ring city but definite need for open space.

3. Promote/maintain open space.
4. Don't designate permanent open space buffer around City—Would discourage growth.
5. Need concrete, specific plans to create a buffer.
6. Should actually adhere to state definition of open space.
7. Ensure current open space around SSU.
8. How (mechanism) to buy open space?
9. 70 foot building limit: Change 5 story to 3 story to address earthquake protection.
10. Open Space Committee formed at once for dialogue on page 2.22 and 6.4; add deadlines such as 1995 on #17 (page 2.22); support #5, #9, #12 (page 6.3).
11. Support Advisory Committee.
Open space citizen committee.
Thanks for the process.
12. Open Space Committee now, planning for future.
13. Roberts Lake as open space (not developed park).
14. Areas brought into conserve open space, not build houses. Area north of city especially (environmentally pleasing development).
15. Willing to pay money for open space. Short sighted view loses long term health, productivity, etc.
16. Open space—committee should be formed at once.
17. Generally in agreement with all Open Space elements.
18. Page 6.3, #2: Keep the land west of Rohnert Park in as natural a state as possible. Golf courses are not natural. Change for the benefit of wildlife, and if anything, put in bike paths so more can enjoy other than golfers with money.
19. Page 6.3, #9: Acquire with the intention of allowing the land to be in a natural state with a bike or foot path and access road to Sonoma State University.
20. Support open space—need to add committee of residents/business people to identify areas and come up with ways to acquire open space areas.
21. An open space committee should be formed at once to identify desirable open space for permanent protection and to develop a plan and action steps to create the desired buffer zones. (Add this requirement to pages 2.22 and 6.4; add a deadline such as 1995 to #17 on page 2.22; and support #5, #9, and #12 on page 6.3.)
22. I support acquiring as much open space—parks, etc.—as possible. Need committee to identify means of implementation.
23. Page 6.3: #2—Although generally against another golf course, the way it's proposed here seems OK.
24. Page 6.4: Strongly support #5, 9 and 12. I am willing to pay for acquiring green space land. ESPECIALLY undeveloped land (or less developed). See Eck proposals, too.

Noise

1. Oppose heliport—noise.
2. Helicopter noise element is not addressed in the noise.
3. Noise standards: How implemented (car stereos)?
Panel response: New California law cities 50 feet from car.
4. Heliport: Noise not good.
5. No heliport.
6. Noise: Have office on Commerce Boulevard; sirens on emergency vehicles; are there guidelines?; make sure they are applied.
Panel response: Yes, there are guidelines for public safety and ambulances. Code 3 runs require sirens; sound tests/regulations are lower now.
7. No heliport—too much noise, but I would support the idea of a helicopter pad to be used only for emergency purposes.
8. If a dog barks, there is something wrong if it keeps it up.
9. What is wrong that we can't use the rail service we have now. You can't get away from noise no matter what. The train sounds nice in the first place.
10. Alarmed to see heliport.
11. Page 7.7: Objective #6—Yes. Note especially re: proposed heliport on page 2.23 and elsewhere. Policies #1 and 8 also related to heliport. Annoyance by loud noise is important, even though it may not quite make us physically sick.

Safety

1. Doubt many lives saved by helicopter.
2. Need hospital—24 hour care provision.
3. Emphasize need for hospital vs. heliport to transport medical emergencies.
4. Concerns re: heliport benefits—Opposed to tourist advantage reference.
5. Heliport should be for emergency use only.
6. Hospital built in town.
7. Public safety should get manpower needs met.
8. Heliport concern—Opposed. Noise impacts? Hidden agenda: tourist invasion on weekends. What are the benefits?
—Noise: Specify flight paths. State regulations on noise levels.
9. **Response from panel:** Earthquake damage—access to hospitals. Helipad as opposed to heliport (limited)—for public safety.

10. Earthquake fault: Any run through City?; Library map shows fault.
Panel answer: Library shows suspected faults.
—Include these possible faults in plan.
11. Concern about actual earthquake preparedness of buildings. Not adequately or accurately reflected in General Plan (seismic p. 8.4, 8.5., 8.6).
12. Safety (page 8.10 and 8.11): Require "above ground hazardous material" ordinance; have a deadline.
13. Helipad equals noise. Emergencies need helipad, not port. Port is tourist attraction.
14. Maximum response time to fire: Separate police and fire departments. Plan for new buildings.
15. New hospitals in area. **Panel response: State regulates number of beds; have land but not state approval.**
Paramedics? **Panel response: 2 ambulance services (1 EMT/1 paramedic per vehicle). All Safety officers are trained.**
16. Police and fire combination has proven good benefit. Police/fire on scene; vote of confidence for combined system; is professional.
17. Safety: Page 8.5—Healdsburg/Rogers Creek fault (4 miles from Rohnert Park). Newspaper said more possibility of damage than General Plan reflects. Needs to be strengthened.
18. Generally in agreement with all Objectives of Safety.
19. Require that an "Above Ground Hazardous Materials" ordinance be enacted (as required by law) by a deadline (e.g., 1 year) (see page 8.11).
20. We need more efficient and tougher animal controls in Rohnert Park. Dogs are being let out and messing on our lawn constantly.
21. Support household hazardous waste program. Exxon Station's attitude on recycled oil is not welcoming.
22. Page 8.5: Section on Healdsburg/Rogers Creek fault should be updated in view of December news reports of increased probability of a 7.1 quake there. 5 miles is nothing in a quake—look at the October 17th quake. The risk here should be addressed more realistically.
23. Page 8.7: "None of the earthquake faults" I question that statement (lefthand column).
24. Page 8.13: After #12, add Eck recommendation to develop list of citizens with special needs.
25. Page 8.14: #27—Delete, or downgrade to "helipad"—not for uses other than stated here.
26. ADD—The City should educate the public about health risks related to individual actions (as I stated in Conservation element comments)—e.g., auto use, energy use contributing to pollution and other health risks.

General Comments

1. Define thorough 1-2 years in the General Principle on page 1.2
2. Change word "city" to "residents".
3. Need to plan along the way.

4. Involve neighborhoods—start process now.
5. Residents have not been presented with anything beyond a 5-year plan—would like to see something for more input.
6. Dealing with Rohnert Park but affected by outside.
7. Need active liaison between SSU and City for growth plans.
8. Call for thorough plan update—Need greater effort to solicit community input.
9. Strongly support most of Planning Commission changes.
10. Concerned about mixed message—hodge podge. Delete items with no backup.
11. City responsible to help educate citizens.
12. This plan seems to be wish list—need procedure.
13. Price Club not lawsuit target but General Plan.
14. Look at thorough update.
15. City to be commended on openness in documenting citizen concerns.
16. Congratulate idea of G.P. committee/citizen. Support open up to participate and deal with entire plan.
17. Lot of proposals don't have adequate backup.
18. Would like to see Citizens Committee have control of next plan.
19. Need to be explicit regarding growth limitations to protect sewer provision.
20. Plan for long term—schools.
21. Concern re: general aspect of who will benefit. Should be based on citizens input. Need to see overall impact.
22. Planning Commission has done excellent job in implementing concerns of citizens.
23. Someone from SSU should be appointed to Planning Commission.
24. Add not only citizen committee to consider open space and housing. Should also be for housing next 5 years and 5 years after—No way to indicate thereafter.
25. Page 122—Should designate ultimate city limits—All elements should be considered in same time frame.
26. Re: surveys: Noticed etched out limit to 50,000. Does not say ultimate size—Have goals but not how to accomplish.
27. Need time table to actually look into what's happened to look at budget realities.
28. Appreciation of staff relationship to citizens.
29. Council should not be so negative about certain sections.

30. Televised City Council meetings as well as future public meetings.
31. Speak on each agenda item at Council.
32. More discussion needed; inadequate: Justification; who benefits; what costs; who proposed it; need more explanation in General Plan document.
33. Who proposed it (Example: Heliport? Real estate? Or=golf course set down in emergencies.) (Example: Pedestrian bridge over Five Creek=Who, when, what proposal. Recommendation opposing bridge; culvert will do.)
34. Proposal should include more specifics on how to accomplish goals.
35. No specific steps/funds to accomplish General Plan goals.
36. Need deadlines throughout plan.
37. Population: General Plan seems split between population and sewage capacity. General Plan goes beyond 1995—This General Plan should be limited to 1995. General Plan update process should be through 2005.
38. General Plan short term or long term document?
39. Where is limit on population in General Plan? Ultimate population; wanted small community.
40. School bond issue, Civic Center, all tend to indicate large growth.
41. I'm concerned that if we don't educate the community on our part, and responsibility as a city in the state of California that state mandates will be placed in the upcoming years.
42. It's a shame, but rewards for cities who plan for certain needs is on its way and disincentives will also come.
43. There was inadequate announcement of this meeting to the residents of Rohnert Park. No notice was made in the Press Democrat, which reportedly has a higher local readership than the Clarion. The Clarion article on Wednesday was too late for some people to plan to be here.
44. Neighborhood meetings in each elementary school would allow more people to participate and encourage them to speak out among their neighbors. It would be less confrontive for them.
45. I commend the City for its concern and the job it is doing in updating the General Plan. There can be no criticism of its methods.
46. Page 1.2: I support the General Principle added by the Planning Commission—no annexations without COMPLETE General Plan review and update.
47. Change the name of Rohnert Park to Codding Park.
48. Require that all future Councilmembers be developers.
49. Update the General Plan in 1995. Collect volunteers who would like to shape the plan and select them on a lottery basis. Once a basic plan is created, allow citizens to vote for each section.
50. Survey did not give 30,000–40,000 a choice. It would have been at least 75% in favor.

51. This survey form does not ask for a signature of person—address, phone number, etc. Is not signed by anyone! What kind of a canvass is this? Many of these questions are very personal and none of whoever's business!!!
52. General Plan is good, but mixed message.
 - Control residential growth (40,000)
 - Sewage/water measures support growth
53. Open-ended statements:
 - Water supply/population
 - General Plan limited to 1995.
 - Next general update process
54. Mixed message.
55. Eck had good recommendation for General Plan (Circulation, Safety).
56. Not for limiting growth. Sewage system should keep ahead of demand (alt. and capacity). City will grow.
57. Gear planning towards citizens, not commuters, developers, etc.
58. Growth limited to provide: Open space, pollution control, traffic/transportation, water, safety, noise, etc.
59. Adversarial feelings in meetings: Would like to see more collaborative meetings. Reduce polarity. Put factions into one room with a facilitator to work on issues to come to better solutions.
60. Skilled facilitator in Citizens Advisory Committee.
61. Also wish I could have cable TV. I miss Santa Rosa for that reason.
62. Page 1.2: I strongly support the addition of the "General Principle" by PC. However, "through GP review and update" should be made more specific, to mandate extensive citizen participation. At the meeting today, someone suggested using a professional facilitator to help a citizens committee comprising people of diverse viewpoints come to a creative consensus, to get beyond adversarial positions. I think that's a great idea.
63. Neighborhood meetings should be held and actively promoted by the City.
64. Like many people who spoke today, I felt there were mixed messages, lack of clarity, internal inconsistencies about promoting or limiting growth. These appeared throughout the document—most glaringly in the Land Use, Housing and Conservation (water supply) sections.
65. Let's keep this GP to the 1995 limits, and take the time (beginning ASAP) to look more deliberately and thoroughly at longer-range plans.
66. Growth management plan was referred to once (?) but is lost in the shuffle. I think it's crucial to have a clear g.m. plan that's in the foreground and compliance to which can be monitored.
67. Internal inconsistencies between stated growth-management objectives (which are overwhelmingly support in citizens' responses) and proposals which promote unfettered growth. Are you listening to us?

Santa Rosa Cycling Club
Rohnert Park Subcommittee
951 Copeland Creek Drive #21
Rohnert Park, CA 94928

December 13, 1989

Paul Skanchy, Director
Planning Department
City of Rohnert Park
6750 Commerce Blvd
Rohnert Park, CA 94927

RECEIVED
DEC 18 1989
ROHNERT PARK

RE: BICYCLE POLICIES IN GENERAL PLAN UPDATE

Dear Mr. Skanchy:

I am writing on behalf of the Santa Rosa Cycling Club in reference to the policies regarding bicycles set forth in the Draft Rohnert Park General Plan dated November, 1989.

The bulk of our comments are in response to the first standard that appears on page 3.14:

"Bikeway systems shall be separated from
vehicular traffic where feasible."

We would agree that two-way recreational paths are desirable along creeks, for example, where intersecting roads are minimized. However, in order to safely encourage bicycle travel in Rohnert Park, for school, college, work, and shopping trips, bicycles should be accommodated on the roadway, where conflicts with pedestrians and cross traffic do not pose a safety hazard.

In particular, the members of the Santa Rosa Cycling Club are strongly opposed to the City's policy of constructing 2-way bicycle lanes adjacent to one side of the roadway separated by an asphalt concrete berm (E.g., Southwest Blvd, Golf Course Drive).

This configuration creates a confusing situation at intersections and driveways because motorists do not expect bicycles to be on the wrong side of the road. They force left-turning cyclists to turn from the curb lane (an illegal maneuver) and force right-turning motorists to turn in front of bicycles. Finally, we object to these "paths" because they teach children to ride on the wrong side of the road.

On this subject, Section 1000-5 of Caltrans' Highway Design Manual advises:

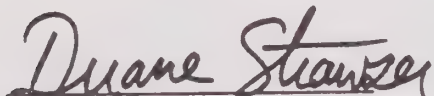
"Bike paths immediately adjacent to streets and highways are not recommended. . . . Low barriers (e.g., dikes, raised traffic bars) next to a highway are not recommended because bicyclists could fall over them and into oncoming automobile traffic."

We agree and, therefore, strongly encourage the City of Rohnert Park to adopt a policy of including 4-foot wide bicycle lanes on each side of all street widening, resurfacing, and new road

construction projects. In particular, we would like to see such Class II bicycle lanes included in the Redwood Drive and Commerce Blvd road widening projects described on page 3.15, Proposals 11d and 11g. In addition, we would like the impact on bicycle traffic routinely considered during the design stages of the Snyder Lane and Southwest Blvd left turn lane projects described in Proposals 11a and 11c.

Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, reading "Duane Strawser". The signature is written in a cursive style with a large, prominent "D" and "S".

Duane Strawser
Rohnert Park Representative
Santa Rosa Cycling Club

P.S. Please note that the Santa Rosa Cycling Club is the largest county-wide bicycle club in Sonoma County and that we represent more Rohnert Park residents than any other bicycle organization.

cc: Pete Callinan, City Manager



Joseph P. Bort MetroCenter
Eighth & Oak Streets
Oakland

(415) 464-7900

Mailing Address:
P.O. Box 2050
Oakland, CA 94604

Fax: (415) 464-7979

*Open. Core
Copy to Council
to Plan. Comm.
to P. Skandly
to C. Lewis*

December 21, 1989

Letters individually addressed to each member of Sonoma County Board of Supervisors. One letter individually addressed to Mayor Jack Healy, Santa Rosa.

Copy to Peter M. Callinan

12/21/89 1er

RE: ABAG Growth Projections

As you can see from the enclosed letter, I asked Ray Brady of the ABAG staff to explain his position concerning Sonoma County growth projections. It appears to be rather straight-forward and I believe explains his position.

I would appreciate your letting me know if there are any major errors in Ray's projections.

Sincerely,

Warren K. Hopkins
Warren K. Hopkins
President
ABAG

WKH:1r



ABAG



Joseph P. Bort MetroCenter
Eighth & Oak Streets
Oakland

(415) 464-7900

Mailing Address:
P.O. Box 2050
Oakland, CA 94604-2050

Fax: (415) 464-7979

December 18, 1989

To: Warren Hopkins
Fr: Ray Brady *Ray Brady*

Re: Dispute over future growth in Sonoma County

Last week, you asked me to write a one page memo to you outlining the tension between ABAG and Sonoma County over demographic forecasts. I will outline the problem as follows.

ISSUE: Growth forecasts between ABAG and Sonoma County differ substantially. This difference has resulted in tension for several years. I have correspondence going back to 1986 on the issue. The fundamental issue that exists here is whether forecasts are policy projections or whether they reflect what is actually happening in a community. In the case of Sonoma, the policy projections were increasingly unrealistic in terms of the type of growth that was actually occurring in the county. The county staff (prior to Projections 90) wanted ABAGs forecast to reflect the policy projections. We have argued, over the years, and have stated the same in the ABAG projections series (page 9 in the current PROJECTIONS 90 document), that our forecasts are not policy. Rather they reflect economic and demographic trends, indicating what the growth level will be at some point in the future. What policy numbers suggest the future will be like may be very different from what may actually occur. Therefore, this is the issue: ABAG only uses local policy to guide growth. Our forecasts of demand are based upon our own estimates of economic and demographic change.

THE PROBLEM: Sonoma County has just completed the update of its comprehensive development plan. The plan has been in the process of development since the early 1980s. There has been modifications, debate, backtracking and (I suspect) lots of pain on the part of the planning staff in the Sonoma County Planning Department. The staff (in my opinion) made two strategic mistakes. First, as early as late 1986 and early 1987, we had been suggesting to the staff that the forecast of growth in the document were low. This was apparent from several other sources besides ABAG, such as the California Department of Finance's current population estimates. This is apparent from the fact the population estimates in the general plan for 1990 are already too low. There is simply more growth than they anticipated. During this time, the staff has resisted my recommendations that a revision of the growth estimates must be made. Second, by resisting my recommendations, they have not confronted the Board of Supervisors with this issue. That is, the general plan, as approved will not control the level of growth.

Recently, Sonoma County Planning Department staff have changed their opinion and now feel that ABAGs forecasts are increasingly the most likely future growth level. We have suggested that ABAGs forecast of growth could be reduced by stringent constraints to growth in the unincorporated parts of the county. County staff has now "braved the storm" and informed the supervisors that the plan's "policy projections" may not be realized. The board has (apparently) reacted negatively to this revelation, and has suggested an independent consultant to evaluate the forecast.

THE SOLUTION: There is no easy solution. I'm not sure the county board understand that nearly 75 percent of the growth between 1980 and 1990 occurred in incorporated communities. The county general plan has no direct impact in those communities. If the county board is serious about controlling growth, it must focus on implementation measures. ABAGs forecast do not cause growth. Our forecasts record the growth. There needs to be a lot more talk between the cities and county on growth management. Cities in Sonoma are now seeking and stimulating employment growth. In five years, Sonoma will not be able to blame Marin for the commute problems on 101.

I hope this summarizes the problems that we have had with the county over the forecasts.



SONOMA STATE UNIVERSITY

The President
707 664-2156

1801 East Cotati Avenue
Rohnert Park, California 94928

RECEIVED

DEC 22 1989

ROHNERT PARK

December 20, 1989

Mr. Paul Skanchy
Planning Director
City of Rohnert Park
6750 Commerce Blvd.
Rohnert Park, CA 94927

Dear Mr. Skanchy:

The University has completed a review of the Draft General Plan for Rohnert Park, distributed in November 1989. We would like to submit the following comments for your response.

In the Land Use section of the Plan, there is the statement that land use planning in the Sphere of Influence, outside the existing City limits, would not be timely in this update of the General Plan primarily because of limited wastewater treatment capacity. The University is experiencing a significant increase in its population and expects to continue that trend over the next five to ten years. We are, therefore, interested in planning for the development, not only of our own parcel, but also the undeveloped land that exists around the University in the Rohnert Park Sphere of Influence. In this effort, University personnel have spent the last year developing an Environs Plan. This document has been distributed to neighboring cities and represents the opinion of the University about how the land around it could be developed to best compliment the University and its neighbors. There is no reference whatever to this document or any of its elements in this Draft General Plan. The Plan does acknowledge that the University has, and will continue to have, a large role and significant influence on the City, and yet there is no definition of that influence in the Plan. It would seem in the best interest of the City and the University to have a specific plan for the undeveloped area around the campus that recognizes the significant relationship between the two. In lieu of a specific plan, the University would like to see some type of mechanism, such as a special zoning category of "University Related" put into place that would guarantee University influence on any development within its environs.

In our opinion the Draft General Plan underestimates the significant impact of the student population on the existing City in the way of housing, traffic or commercial needs. When the University reaches its ultimate population, it is likely there will be 20,000 students coming and going from the campus. Although, as stated in the Plan, we are primarily a commuter campus, currently approximately one-third of our students come from outside of the service area and settle in Rohnert Park. This significant percentage of the City's population deserves further definition within the Plan and considerations for needed services.

University Review of the Draft General Plan

The element where this underestimation seems most obvious to our review is in the section on **Housing**. The University can construct on-campus housing for only 10% of its student population. After that amount, we are dependent upon development in neighboring cities. If there is no housing specifically planned for SSU students in Rohnert Park, they will be forced into shared rental housing within nearby residential neighborhoods. This can be disruptive to the neighborhoods as well as unsatisfactory for student's needs.

The University recommends that housing be specifically designed for student occupancy as a special category of the population. An ideal area for such housing would be in the proposed multiple family dwelling units proposed for neighborhoods M and R adjacent to the University. Our recommendation is that these areas be designed specifically for student occupancy so as not to compete with the professional working rental market. ←

The University also recommends that restrictions on conversions from apartments to condominiums be carefully controlled. It is likely that pressure for such conversions will increase as the housing market grows more limited, and conversions to condominiums will cause an even greater shortage in the rental market. 25-26

The University would like to support the proposal to construct low cost student housing on the site of the Sonoma Grove Trailer Park.

In the section on **Circulation**, we question again whether the impact of the University population is underestimated. The number of students coming to the campus daily over the existing roadways will most likely jump from 5,000 to 10,000 within the five year study period of this Plan.

The University would like to support the intention of the City to improve transit facilities to help increase ridership and to construct pedestrian/bicycle facilities throughout the City.

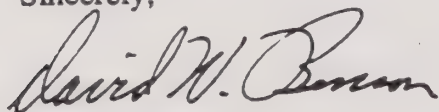
The University would like to support efforts to encourage improvement and the widening to four travel lanes of Stony Point Road and Petaluma Hill Road from Santa Rosa to Petaluma.

The objectives stated in the section on **Open Space** coincide with the concerns of the University as expressed in its Environs Plan except for the proposal for a large community park site on the property just north of the University between Copeland Creek and the Expressway. The University recommends student related housing and a University business/research park in that area.

→ The last concern resulting from our review, relates to the question of whether planning for the Rohnert Park infrastructure includes the impact for servicing the University population. Although currently on our own well system, the expectation is that a hook-up for University water services will be accomplished sometime within the next two years. Related to this is the concern that the Canon Manor septic system is unacceptable in its long term impact, and we would like to see a successful solution arrived at between the County and City.

We appreciate the opportunity to respond in this review process for the Draft General Plan of Rohnert Park and look forward to a closer relationship with the City in planning for the future.

Sincerely,


David Benson
President

January 4, 1990

RECEIVED

FILE: 1-4-1 Gen.

JAN 08 1990

ROHNERT PARK

Paul Skanchy
Planning Director
City of Rohnert Park
6750 Commerce Boulevard
Rohnert Park, CA 94927

RE: DRAFT GENERAL PLAN

The following comments are based on our review of the subject Draft General Plan.

LAND USE

We note that there appear to be no goals with regard to creeks and natural waterways.

CONSERVATION

Section 5.6: You may wish to show the Agency aqueducts on Figure 5.6 along the Northwestern Pacific Railroad and East Cotati Avenue.

The General Plan would be more informative if there were comments about the existing water supply contract with the Water Agency and what additional future water supply is anticipated from the Agency.

SAFETY

Section 8.3: The Laguna-Mark West Zone 1A flood control zone is incorrectly referred to as the Laguna de Santa Rosa-Bellevue Flood Control Zone 1A on Page 8.3.

Thank you for the opportunity to comment on the Draft General Plan.



W. R. STILLMAN, P.E. - CHIEF ENGINEER

jg/corres/wrs/ltr.skanchy



DEPARTMENT OF PLANNING

575 Administration Dr., Room 105A ■ Santa Rosa, California 95401 ■ (707) 527-2412

Kenneth L. Milan, AICP
Planning Director

James P. Olmsted, Jr.
Assistant Planning Director

Mr. Paul Skanchy,
Planning Director
City of Rohnert Park
6750 Commerce Boulevard
Rohnert Park, California

94928

RECEIVED

JAN 11 1990

ROHNERT PARK

Re: Comments on Draft Revised General Plan

January 10, 1990

Dear Mr. Skanchy,

Thank you for the opportunity to comment on the Draft General Plan for Rohnert Park. We look forward to cooperating with the city in this major effort.

Below are some specific comments referenced to applicable Sections of the draft plan. First, however, are some general comments.

General Comments.

1. We are concerned by the city's decision to close the comment period on the draft plan prior to circulation of the Draft Environmental Impact Report (DEIR). Many of the County's comments on the draft plan will depend upon the impacts of city development in the unincorporated area, particularly air quality, traffic, agriculture, open space, and provision of public services and infrastructure. Without an analysis of these impacts, we cannot fully respond to the policy proposals in the plan. Further, we cannot comment on plan alternatives since none are presented. For this reason, please consider these comments preliminary. We further request that we be given an additional opportunity for comments following circulation of an the DEIR.
2. We understand from conversations with you that it is the City's intent to clarify that this draft plan's intended planning horizon is year 1995 and to delete the references to City policies beyond this time period until a longer-term plan is developed. We appreciate this clarification, but urge that the City initiate a longer term plan as soon as possible so that countywide planning for public services and infrastructure may proceed with full consideration of the City's general plan.

In the event that the City decides to proceed with this plan as a longer term plan, we request that we be given another opportunity to comment.

January 10, 1990

3. The plan should set forth and quantify the projected public services and infrastructure which will be needed to serve the 38,000 population accommodated within its proposed boundary. Further, the City should set forth its policies and programs for contributing its fair share of the cost of provision of services affecting the unincorporated area. These services should include, at a minimum:
 - a. Roads, transit and other transportation improvements.
 - b. Sewage treatment.
 - c. Water.
 - d. Fire, police and all public safety services.
 - e. All social, criminal justice, and administrative services.
 - f. Drainage and flooding.
 - g. Solid waste and hazardous materials.
 - h. Schools, parks, utilities.

The standards, criteria and assumptions used to quantify the projected service demands should be presented.

4. Rather than propose a new city in an area outside of its jurisdiction, the City should examine development alternatives within its existing city limits (and within its sphere in future long range plan updates). An example might be high density mixed-commercial/industrial/residential development along major transportation corridors.
5. The plan should establish clear policies and programs for protection of open space lands surrounding the city. A city open space map should be included.
6. The Circulation Element should be correlated with the regional and county transportation system. How will Rohnert Park's circulation plan mesh with the County plan? The traffic modelling performed for this element does not appear to be adequately linked to the land use plan.
7. Since the City proposes to accommodate +38,000 people and related employment within the 1995 time frame, what is the basis for the City's recently requested water allocation? Until a long term land use plan is prepared, there is no planning basis upon which to quantify the city's needs.

January 10, 1990

Specific Comments.

Page

- 2.8-2.11 The county general plan calls for 10 acres/dwelling in the portion of the SOI north of Keiser Road and east of Snyder Lane, not the 20-30 acres/dwelling depicted on the plan's land-use map.
- 2.14 South Santa Rosa Avenue: This area lies outside of Rohnert Park's urban service boundary and the City's LAFCO approved sphere of influence. Discussion of City annexation of this area should be deleted from the plan.
- 2.20 The meanings of the terms "Objective", "Principal", and "Proposal" need to be defined so that the city's intent is clear. Does principle #3 mean that the City will not propose annexation of lands during this period?
- 2.20 to 2.22 The city projections of 42,200 people for the year 2005 were incorporated into and used in the County's general plan, with the review and concurrence of the City staff.
- 3.3 and 3.5 Circulation Figures 3.2 and 3.4 These figures should be modified to indicate traffic volumes and levels of service (LOS) on Highway 101 and other regional transportation facilities. The title of Table 3.4 should be modified to fully document the basis and assumptions for the level of service ratings. Two figures should be added, showing peak hour volumes and levels of service (including Highway 101).
- 3.7 and 3.8 Traffic Model. Please expand the description of the model to clarify the assumptions used. Were the land uses assessed those depicted on the land-use map? How were SOI lands modelled? What population projections and time frames were used? What assumptions were made regarding land use in the surrounding unincorporated area?
- 3.9 and 3.10 Future Traffic Conditions. Please revise the title of Figures 3.6 and 3.7 to indicate that the volumes and levels-of-service are for buildout within the existing city limits by 1995. These tables should be supplemented by tables showing the peak-hour effects of buildout on LOS in 1995.

January 10, 1990

Page

- 3.11 Highway 101. We request that this discussion be expanded to identify the effects of growth in Rohnert Park on Highway 101 LOS, given buildout within the existing city limits. Will the proposed improvements to 101 accommodate growth in Rohnert Park, Santa Rosa and the unincorporated county? Please discuss the countywide traffic model, which assumed a year-2005 city population of 42,200.
- 4.1 Jobs-Housing Balance. What is the current jobs:housing balance? What is an "approximate balance"? How will the desired jobs:housing balance be achieved?
- Condominium Conversions. Please explain how conversion of rental units to condominiums will assist lower income renters.
- 4.14 Government Constraints. Please document that development impact fees have no effect on housing costs.
- 4.15 The Housing Element should define what is meant by "affordable housing" or "relatively affordable housing".
- 4.17 Housing Authority. Please describe any previous efforts on the part of the city to encourage the construction of housing affordable to low-and moderate-income households, either through the County Housing Authority or by other means. How many units were produced, and what provision has been made to ensure their continued affordability? Please discuss recognized methods of encouraging the production of affordable housing, such as density bonuses, sweat equity, inclusionary zoning or waiving of development impact fees.
- 4.17 Special Needs. Please describe any measures the city has taken, or will take, to address the special needs of minorities, senior citizens, the physically handicapped or single-parent households. Document the source and amount of "rental assistance" for "lowest income female-headed households".
- 4.18 Housing Policies. Please add a policy that describes the city's position on the provision of affordable housing. Since there is no existing "housing voucher" program, does Policy 4 represent a commitment by the city to institute such a program?
- 4.19 Housing Objectives. Will any of the new housing construction described in objectives 1-4, 6 and 7 be affordable to low-and-moderate-income households (i.e. those with income less than 120% of the city's median income)?
- Section 8 Subsidies. How many households are currently receiving such subsidies? To what extent will increasing the number of subsidized households by 10 a year address the city's affordable housing needs? Does this objective constitute a commitment by the city to fund additional subsidies?
- X.72

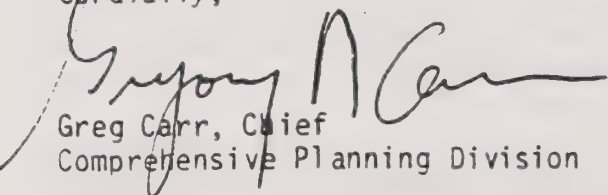
January 10, 1990

Page

- 4.20 The only action that appears to commit the city to the production of affordable units is Action 20, and the number of units is unquantified. Will any provision be made for interim housing of students after the Sonoma Grove mobile home park is "removed"? What is the total number of affordable units that the city intends to produce on that site? What provision will be made to ensure the affordability of these units over the long term?
- 5.4 to 5.6 Water Supply. Please document the effects of the "well field depression" cited on page 5.6. Also, please note that the increase in the SCWA water allocation proposed by the city (from 1 to 12 million gallons/day) is at the discussion stage only. Availability of additional SCWA water, and its distribution among many SCWA customers will be subject to approval of diversion permits by the state Water Resources Control Board and a complex negotiation process. The plan should discuss the issue of availability of SCWA water and identify the potential effects of increased groundwater usage on the existing well field depression. A contingency planning process should be added to the proposals listed on page 5.12.
- 6.2 Open Space Standards. What is the population of a "neighborhood"? How does the 5-acre park standard relate to the 5 acres per 1,000 population standard set forth by the National Recreation and Parks Association and incorporated into the county general plan?
- 8-11 Safety Proposals. Please add a proposal to require a flood impact and mitigation study for any proposed development that may increase downstream flooding, pursuant to the statement at the bottom of page 8.3 (left column).

If you have any questions regarding these comments, please call me or Richard Rogers at 527-3789

Cordially,


Greg Carr, Chief
Comprehensive Planning Division

Council Copies X
3-2-90 jh

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Division of Housing Policy

Development

1800 3rd Street, Room 430

P. O. Box 952053

Sacramento, CA 94252-2053

(916) 323-3176



January 17, 1990

Mr. Peter M. Callinan
City Manager
City of Rohnert Park
6750 Commerce Boulevard
Rohnert Park, California 94927

Dear Mr. Callinan:

RE: Review of Rohnert Park's Draft Housing Element

Thank you for submitting the Rohnert Park draft housing element, received December 18, 1989, for our review. As you know, we are required to review draft housing elements and report our findings to the locality (Government Code Section 65585(b)).

Identified concerns were reviewed in a telephone conversation on December 21, 1989, with Carl Leivo, the City's Assistant Manager. This letter and appendix contain a summary of that discussion.

The draft element is well written and responds to many of the identified needs of the City. In our opinion, however, revisions are needed for the element to comply with State housing element law (Article 10.6 of the Government Code). In particular, the element should include an evaluation of the City's previous housing element; additional analysis of special housing need groups; programs to provide adequate sites, assist in the development of low- and moderate-income housing, remove governmental constraints where they exist, and promote equal housing opportunities. The appendix to this letter outlines these and other recommended changes.

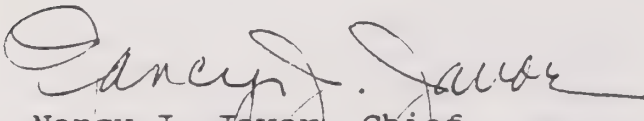
The recently enacted general obligation bond programs, established by Proposition 77 (California Earthquake Safety and Housing Rehabilitation Bond Act of 1988) and Proposition 84 (Housing and Homeless Bond Act of 1988) could be a source of funds for the implementation of your housing programs.

We hope our comments are helpful to the City and we appreciate the assistance of Mr. Leivo during the course of our review. If you have any questions about our comments, please contact Jeff Spano of our staff at (916) 323-6174.

Mr. Peter M. Callinan
Page Two

In accordance with requests pursuant to the Public Information Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,



Nancy J. Javor, Chief
Division of Housing Policy
Development

NJJ:JS:bt

Attachments

cc: Carl Leivo, Assistant Manager, City of Rohnert Park
Deanna Beeler, California Rural Legal Assistance
Warren Salmons, City of Petaluma
Bob Harkavy, California Rural Legal Assistance
Gary Hambly, Building Industry Association
Tom Cook, Bay Area Council
Revan A. F. Tranter, Association of Bay Area Governments
Kathleen Mikkelson, Deputy Attorney General
Bob Cervantes, Governor's Office of Planning and Research
Richard Lyon, California Building Industry Association
Kerry Harrington Morrison, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Christine D. Reed, Building Industry Association

APPENDIX

City of Rohnert Park

The following changes would, in our opinion, bring Rohnert Park's housing element into compliance with Article 10.6 of the Government Code. Following each recommended change or addition, we refer to the applicable provision of the Government Code. Where particular program examples or data sources are listed, these suggestions are for your information only. We recognize that Rohnert Park may choose other means of complying with the law.

A. Review and Revision

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element (Section 65583(a) and (b)). The following information should be included to complete the analysis:

1. "Effectiveness of the element" (Section 65588(a)(2)): A description of the actual results of the earlier element's goals, objectives, policies, and programs. The results should be quantified where possible, but may be qualitative where necessary (e.g., mitigation of governmental constraints).
2. "Progress in implementation" (Section 65585(a)(3): Provide an analysis of the significant differences between what was projected or planned in the previous element and what was achieved.
3. "Appropriateness of the goals, objectives, and policies" (Section 65583(a)(1)): Describe how the goals, objectives, policies, and programs of the updated element incorporate or reflect what was learned from the prior element analysis.

The most recent City element we are aware of is a 1983 adopted element. The current draft should review the City's goals, objectives, policies, and programs pursuant to the planning period of the adopted element. Additionally, the draft should describe progress made during the previous planning period (1985-1990), including a comparison of housing production with regional share figures.

B. Housing Needs, Resources, and Constraints

1. Analyze and document household characteristics (Section 65583(a)(2)). The element should include the total number of households in the community, including tenure (owner and renter), where available.

2. Analyze the special housing needs of the handicapped, elderly, large households, and families and persons in need of emergency shelter (Section 65583(a)). Information contained in the Housing Assistance Plan, tables and narrative, could provide data for analysis of some of these special need groups.
 - a. An analysis should examine the nature of the need and evaluate resources and program options available to the City to meet any identified need.
 - b. The analysis should address characteristics such as tenure (owner and renter) to help identify the specific needs of the elderly and large households.
 - c. The element briefly mentions homelessness. However, the element should include an estimate or count of the daily average number of those seeking emergency shelter or transitional housing and indicate whether the homeless need is being met by existing services. If there is unmet need, adequate sites for emergency shelter and transitional housing should be identified to accommodate this need (Section 65583(c)(1)).
3. Analyze the City's land use controls, building codes and their enforcement, and on- and off-site improvement requirements as potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels (Section 65583(a)(4)). For example:
 - a. According to the element, "The City of Rohnert Park adheres to stringent design standards." The element should analyze all design standards as possible constraints to the development of low- and moderate-income housing.
 - b. Expand the analysis of the City's limited wastewater treatment capacity. Specifically, the analysis should include a full discussion the processes used to establish capacity allocations on both a regional and local level. For example, the element states, "All excess capacity included in Rohnert Park's wastewater treatment capacity allocation has been assigned for the next few years." We understand that the excess capacity was assigned through an informal process with developers. The element should describe this process.

Where constraints exist, the element should include programs to mitigate them or, where appropriate and legally possible, remove them (Section 65583(c)(3)). X77

4. Analyze the availability of financing, the price of land, and the cost of construction as potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels (Section 65583(a)(5)).

The analysis of the availability of financing should consider whether financing is generally available, whether interest rates are significantly different from surrounding areas, and whether there are mortgage deficient areas in the community for new construction or rehabilitation loans.

Information on the availability of financing may be available from local financial institutions under the federal Home Mortgage Disclosure Act (HMDA), which requires specified lending institutions to disclose the number, amount and location of mortgage and rehabilitation loans originated or purchased, and under the Community Reinvestment Act (CRA), which requires that specified lending institutions help meet the credit need of their communities. The CRA requires that each lending institution covered by the act provide maps describing its lending areas and information about the types of loans it provides, and that a public file be established containing written comments from the community regarding the institutions's CRA performance. Lending institutions not covered under HMDA may be required to provide comparable information by State disclosure law (Section 35816 of Health and Safety Code).

The analysis of land cost could include an estimate of the average per unit cost of land, or the range of per unit costs for land in single-family and multifamily zoned areas. The construction cost analysis should focus on cost to the developer, exclusive of profit, but including land, fees, material, labor, and financing.

5. The City should be aware of a recent amendment to housing element law (Chapter 1451, Statutes of 1989) requiring all housing elements to include, by January 1, 1992, additional needs analyses and programs to address the potential conversion of assisted housing developments to non-low-income housing uses during the next ten-year period. Assisted housing developments are defined to include any multifamily rental housing assisted under any of the following programs:

1. Federal: Section 8, 213, 221(d)(3), 236, 202, and 101; CDBG and FmHA Section 515.
2. State: Multifamily bonds.
3. Local: Multifamily bond, redevelopment, in-lieu, inclusionary, and density bonus programs.

We have attached a listing of low-income rental units subject to termination of federal mortgage and/or rent subsidies in Rohnert Park, from a recent inventory prepared by the California Coalition for Rural Housing Project, to assist the City with this analysis.

HCD is developing a technical assistance document to assist localities in meeting this new requirement.

C. Quantified Objectives

Establish the maximum number of housing units which can be conserved during the planning period of the element (Section 65583(b)). The conservation objective refers to the preservation of the existing affordable housing stock. For example, the City could provide objectives for its participation in the Section 8 program which preserves the affordability of rental units.

D. Programs

1. Include program actions to identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate the development of a variety of housing sites for all income levels, including emergency shelters and transitional housing (Section 65583(c)(1)). For example:
 - a. The identified sites in the inventory of land suitable for residential development do not demonstrate that the City can accommodate its share of the regional housing need. Actions the City could consider to provide adequate sites include rezoning or upzoning to provide for higher density residential use.
 - b. If necessary, as noted in B-2 above, sites should be identified which will accommodate the unmet housing needs of persons and families in need of emergency shelter (Section 65583(a)(6)).
2. Include programs which address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing (Section 65583(c)(3)). The appropriateness of the City's mitigating actions cannot be determined in the absence of a full constraints discussion (see item B-3 above).

3. In our opinion, the element should provide more detailed program descriptions and commitments to ensure that the City can meet housing element program requirements (Section 65583(c)(1-5)). For example:
 - a. Program #2 - Describe the specific action the City will undertake and how that action relates to the City's housing goals and objectives.
 - b. Program #3 - How much land, suitable for residential development, will be identified by the Planning Commission?
 - c. Program #4 - When will the plan for extension of public facilities and services to residential development sites be implemented?
 - d. Program #5 - How will the City encourage voluntary maintenance?
 - e. Program #21 - The City should be aware that growth management programs which unduly constrain housing development may preclude a locality from meeting its obligations under housing element law. For further information, please refer to the enclosed review of statutory and constitutional issues with regard to growth limitation ordinances.
4. The element should describe how the City promotes equal housing opportunities for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, or color (Section 65583(c)(5)). A local equal housing opportunity program should provide some means for the resolution of housing discrimination complaints and should be promoted throughout the community. For example, some communities distribute fair housing posters on buses, in public libraries, and in community centers. The City may wish to create a fair housing council which can investigate and resolve discriminatory complaints.
5. Include programs to assist in the development of adequate housing to meet the needs of low- and moderate-income households (Section 65583(c)(2)). For example, the City could consider the following program options utilized by other localities:
 - a. Establish a local housing authority or nonprofit development corporation to develop or operate low- and moderate-income housing.
 - b. Utilize appropriate federal and state financing and subsidy programs such as State Rental Housing Construction Program and Community Development Block Grants.

- c. Utilize bonding and redevelopment authority.
- d. Use land write-downs or sell off surplus lands for affordable housing.
- e. Provide fast-track processing for low- and moderate-income housing projects.
- f. Reduce development standards for low- and moderate-income housing projects.

RP planners meet Thursday

New commercial center for SW Blvd. up for OK

An A-frame building on Southwest Boulevard that started out as Mr. Swiss restaurant, became a Mexican restaurant and now sells Chinese groceries is slated for demolition and conversion into a 4,680-square-foot retail and commercial center if Rohnert Park's Planning Commission gives the OK.

Angelo and Rosetta Musto are owners of the 17,860-square-foot parcel east of Herrington Square Center and they plan to improve the landscaping and add parking spaces to the site.

The commission will take a look at detailed site plans during their meeting Thursday night in City Hall. Planning Director Paul Skanchy recommends approval but the decision rests with the commissioners.

The quintet has a three-page agenda to deal with tomorrow night. One item, an auto shop specializing in the restoring of antique cars in the Laguna Verde Industrial Park west of the freeway, is recommended for denial by Skanchy, who cited concerns about the number of automotive repair and servicing facilities in this area. The two others are office/warehouse buildings totaling 35,594 square feet in the same area, proposed by Warner Nase. This plan's approved by Skanchy if a list of architectural changes are agreed to.

A variety of use permits, lot splits, parcel maps, site plans and architectural reviews and sign programs are also listed. Since the commission will not be meeting again until Jan. 11, the intent seems to be to clear a lot of items before year's end.

Tomorrow's meeting starts at 7:30 p.m. in City Hall and the public is invited.

RP's plan urges new city on San Pablo Bay

By ROBERT DIGITALE
Staff Writer

Rohnert Park officials are proposing a new city at the southern tip of Sonoma County that would give birth to a bedroom community close to jobs in Marin County and San Francisco.

The one-paragraph proposal written into a draft version of the city's general plan calls for "the establishment of a new city" near

Map showing area of proposed city. A11

Lakeville Highway and Highway 37, some 20 miles south of Rohnert Park.

The purpose would be "to provide housing opportunities closer to the job market in Marin, Solano and San Francisco counties" and to slow the growth of traffic congestion along Highway 101 through Sonoma County.

County officials, who have placed strict prohibitions on developing the rolling farmlands of the south county, have trouble taking the idea seriously.

"It's the ultimate in leapfrog development," said Jim Harberson, supervisor for the south county. "It doesn't make any sense."

But one Rohnert Park official maintains the suggestion makes as much sense as the county's current growth plans.

"It's silly the way Sonoma County has developed along the (Highway) 101 corridor," said Councilman Charlie Cochran.

"Rather than build all those homes in Windsor," Cochran said, "they ought to build a new city at the toe of Sonoma Mountain."

Just the thought of development there stirs up conservationists, who have been buying up large tracts along San Pablo Bay for wetlands and permanent open space. Already, much of the bay land west of Lakeville Highway has been purchased or is under option using state conservation funds. At least 2,000 acres of bayfront land remain in the hands of developers.

Joan Vilms of Sonoma County Land Trust said over the years the preservation efforts have produced a "major conflict" with those

See City, Page A11

City

Continued from Page A1

seeking to build along the last major shoreline of San Francisco and San Pablo bays.

"The developers look around and see it's the only open land left," she said.

Rohnert Park staff members inserted their one-sentence proposal this fall into the draft update of the city's general plan.

Both Cochran and Mayor Art Hollingsworth said the idea of a new city came from Peter Callinan, Rohnert Park's city manager. Callinan was unavailable for comment Friday evening.

According to Hollingsworth, "Pete said that's where they ought to build homes and cut down on some of the traffic on Highway 101."

Callinan reportedly has offered up the suggestion for several years. Before now, however, it apparently has never made it into even a draft planning document.

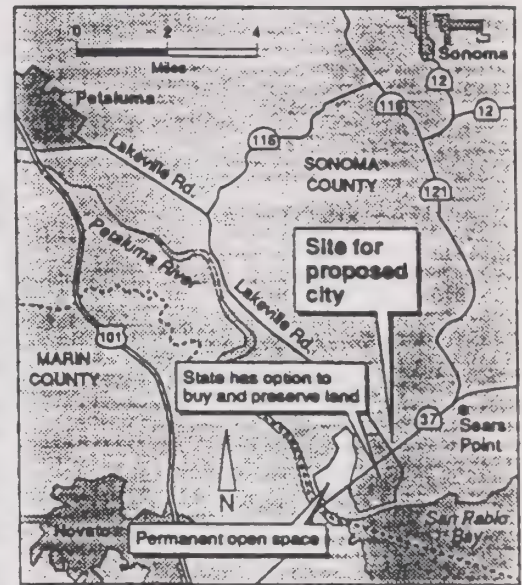
The council has yet to formally consider the idea. Regardless of its deliberations, Hollingsworth doubted a new city would ever rise on the north end of the bay.

"If I had my way, we'd build these houses in Marin County," he said.

Cochran, a candidate for the seat of state Sen. Jim Nielsen, R-Rohnert Park, said he favors a new city in the south county. Its formation likely would take state intervention and incentives. Cochran faults the state for failing to plan on a regional basis.

County officials argued a new city fails to qualify as sound planning.

Supervisor Tim Smith, who represents Santa Rosa and Rohnert Park, found it a bit unusual the officials would suggest a city on Highway 37 "as a solution to housing problems in three other counties."



Those who would have a new city will face a number of obstacles. The area has little fresh water. Sewage disposal could be difficult because the land sits on the edge of the San Pablo National Wildlife Refuge — a major staging area for waterfowl migrating along the Pacific flyway.

"It's also not a very nice climate," said Vilms. "You plant corn and it blows over."

RP chief defends call for new city

By MIKE McCOY
Staff Writer

ROHNERT PARK — City Manager Pete Callinan says his proposal to build a new Sonoma County city next door to Marin County's borders is a response to that county's decade-long failure to house its own work force.

But Callinan said Monday his idea to develop a city on the southern tip of Sonoma County to ease housing shortages and traffic congestion — problems he blames on Marin County — "probably makes too much sense to go anywhere."

Callinan, whose one-line idea is contained in Rohnert Park's draft general plan, said it has drawn only "compliments" from county residents after news reports of his "new city" idea Saturday.

See RP, Page A11

RP

Continued from Page A1

His vision is to build a 4,000- to 6,000-acre city near Sonoma County's border with Marin County.

It would be on the northeast corner of the Lakeville Highway and Highway 37 intersection, six miles east of Novato and eight miles southeast of Petaluma.

There, a city of 40,000 residents could live on the outskirts of Marin County, a county Rohnert Park officials claim has spent a decade enticing tax-producing commercial and industrial development while harboring a no-growth stance toward residential development.

Putting Sonoma County's housing at its southern tip is about as close as Sonoma County can get to having Marin County assume its housing responsibilities, Callinan said.

"Our county is upset with them creating jobs and no housing. This way, people won't have to commute so damn far," he said.

"It's a hell of a lot closer to the jobs than up in Windsor," he said.

Rohnert Park's general plan, however, simply acts as a blueprint for the city's future development and carries no weight outside the city's planning area.

Rohnert Park's first attack on

Marin's growth policies, a position echoed in later years by other Sonoma County elected officials, came in 1980.

The City Council adopted a Callinan-authored resolution that condemned Marin for failing to provide its "fair share" of housing, accusing it of failing to provide homes for workers taking the new jobs it was creating.

Callinan said he tossed his one-liner into the draft of the city's new general plan "to get people thinking, to get people looking at alternatives rather than bunching people up on the (Highway) 101 corridor."

But Callinan said that, after 27 years in government, he isn't optimistic the "new city" idea will be taken seriously.

"We hope it will, but it probably won't. It's too creative (an idea) to have government be pro-active rather reactive," he said.

His idea, however, already has survived one test.

Vida Jones, chairwoman of the Rohnert Park Planning Commission, said she "strongly opposed" its inclusion in the draft general plan, a plan yet to be accepted by the commission or even reviewed by the City Council.

Jones said her attempt to remove the idea failed on a 2-3 vote, losing to commissioners who argued creating a new city "would take pressure off us to grow."

"The council has no business spending Rohnert Park's money promoting a city in another location," Jones said.

"It might be one of those famous trial balloons, but it's not going to help Rohnert Park in any way. All it does is increase property values down there for anyone willing to invest," she said.

Callinan, however, said the idea vitally affects Rohnert Park's planning future.

"All housing pressures affect the entire 101 corridor," he said.

"People say restrict housing, don't grow so fast. But people have to go somewhere," he said.

Two Sonoma County supervisors, Jim Harberson and Tim Smith, both previously voiced skepticism about the idea.

Harberson called the idea "leap-frog development" and said "it doesn't make any sense."

Smith indicated too many environmental obstacles exist to make the targeted area feasible for housing.

Novato Mayor Bill Cope had little comment Monday about the suggestion, admitting it was a new idea he had not had time to study.

"Why in the world would Rohnert Park want to create a new city?" Cope asked.

"I'd have to know a lot more about it before I could comment," he said.

General plan woes top list of 1989 flubs

By DAVID ALLEN

Few people may be interested in general plans, but most people have community pride and everybody shops.

In 1989, many Rohnert Park residents became familiar with all three factors as the city was sued over its lack of planning and consequently lost the chance for a major boost for local shopping.

Although the City Council was alerted in September 1988 by its own-city attorney, John Flinner, that Rohnert Park was legally vulnerable over its failure to update its general plan, attempts to form a committee to begin the work late that year and then this past spring both died.

Plans were announced late last May for a 106,000-square-foot Price Club discount store on land west of K. Mari owned by developer and businessman Hugh Codding which would have been the anchor for a regional shopping center. City officials estimate the membership store would have given the city up to \$1 million per year in sales tax revenue.

But the celebration died when the Sierra Club sued the city in August over development in the northwest corner and sued again in September to block construction of the Price Club, charging that the 15-year-old general plan update and environmental study of the shopping center acreage were outdated.

Superior Court Judge Laurence Sawyer issued preliminary injunctions which halted further northwest building and approval of

the discount store. Sawyer has 90 days from his Nov. 15 decision to issue a final decision. The 50-store Price Club chain pulled its plans for the site and Codding began angling for a Wal-Mart or other discount store.

Rohnert Park's failure to begin updating its general plan sooner was undoubtedly the costliest political mistake of 1989.

Not only did the city lose an opportunity to draw shoppers from the whole North Bay region to bolster its lagging sales tax base, but it lost some prestige through criticism of its leaders at council meetings and in the media. Although one of the litigants was Rohnert Park businessman Harvey Bell, the Sierra Club was branded by city leaders and residents as "outsiders" trying to meddle in the city's affairs.

The city may have lost more face when it embarked on a hurry-up schedule to update the general plan, the central planning document designed to shape future growth, in 90 days, when other neighbors such as Cotati, Petaluma and Santa Rosa have tolled over their plan updates for two to three years.

The Planning Commission held a half-dozen hearings ending Dec. 11 and will review the draft's changes Jan. 11. After a town meeting Feb. 3, the City Council will hold hearings with adoption at the end of February or early March, according to Assistant City Manager Carl Leivo. "Our schedule has probably slipped behind about a month," he said.

See FLUBS, Page 2

2 Wednesday, January 3, 1990
Rohnert Park-Cotati Clarion

FLUBS

From Page 1

Commission Chairwoman Vida Jones said she had been asked during the hearing process whether there was enough time slated for public comment but felt the commission and public took a good look at the plan. "We did not rush. We took it literally page by page, paragraph by paragraph," she said. "I'm very pleased with the document that came out of it."

In Cotati, officials had mixed emotions over the city's newfound attention from hopeful builders after a period in the early 1980s when city coffers were nearly empty from a lack of sales- and property-tax revenues.

Council members, who had prided themselves on unanimous votes after years of haranguing each other publicly, began disagreeing in 1989 on the direction the city should take and whether the mushrooming subdivisions would be the city's salvation or downfall.

Councilman Bill Miller, for instance, began the year agreeing with the concept of homes on quarter-acre lots as a "semi-rural"

look, but ended it arguing for homes on full acres in many areas.

Toward year's end, the council adopted a growth management plan calling for a maximum 100 housing units per year based on dwindling capacity in the sewage treatment plant. But in 1989, officials approved 185 housing units.

Perhaps the most embarrassing flub of the year occurred when council members denied a home project in August and two months later turned around and approved it.

St. Helena developer Ted Macklin asked the council to annex 11 acres at Old Redwood Highway and Eucalyptus Avenue and approve his plans to build 41 homes there. In February, they agreed unanimously to prezone the land for four homes per acre.

But in August, they voted 4-1 to deny the project without prejudice, saying three homes per acre would be more in keeping with a previous council direction to lessen housing densities from four to 1½ homes per acre as development moves south from Myrtle to East Railroad avenues. Councilman Arch Stewart was the lone vote in favor of four homes per acre.

The next month, Mayor Bob

Davis asked the council to reconsider the project, and in October, he and Councilwoman Katherine Roberts — who had made the motion in August to deny the project — changed their votes to push the subdivision through 3-2.

Macklin missed the growth management plan's application deadline to build in 1990 but will ask the council in January for permission to build anyway.

Two citizens groups calling for controlled growth charged officials on numerous occasions with paying more attention to developers' than residents' wishes. In April, the council may have invited such a charge when they took a \$103,000 loan from Calprop Corp. to pay for an engineering study for a sewer pipeline needed for an area the company wished to have annexed and develop. The company also agreed in principle to loan the city an additional \$1.5 million to pay for the pipeline's construction if their project was approved.

The company hoped to build 255 homes on 72 acres with a 10-acre shopping center at Stony Point Road and Highway 116. Those plans are now in limbo pending the general plan review now under

way, which may also stall the pipeline work at the engineering stage without a source of funding, according to City Manager Randy Johnsen.

Rohnert Park also took scoldings for being in the pockets of developers when they granted real-estate broker Jimmie Rogers' request for building permits in June for a motel, gas station and car wash in the city's northwest corner before approving an environmental impact report showing the effects of development there. The permits were not given until after the report was approved the next month. The Sierra Club sued over development of that land, contending major projects could not be approved based on an inadequate general plan, but the judge allowed the projects already approved to proceed.

Further criticism came when the Codding Bank opened in November with City Manager Pete Callinan as a major investor and director on its board and the city mulled depositing money there. The actions could constitute a conflict of interest because they involve a city official doing business privately with someone he also conducts the public's business with.

PANEL FORMS

County moves to protect green belt

By CHRIS COURSEY
Staff Writer

Using a proposal for a new city near San Pablo Bay as an indication of the need for action, Sonoma County supervisors have formed a committee to come up with suggestions to preserve the area's open space.

The appointment of the committee has been in the works for several months. But supervisors on Wednesday had the ammunition to set it off with a bang with the recent brouhaha over Rohnert Park's suggestion the county needs another city of 40,000 residents.

"You only have to look at Rohnert Park's suggestion to see the pressures that there are for the development of open space and community separators in this county," said Supervisor Jim Harber-son, who has been midwife to the open space committee. "We have to find some way to preserve these lands in perpetuity or we will lose them."

The proposed update of Rohnert Park's general plan suggests a new city be created near the intersection of Lakeville Highway and Highway 37 to reduce congestion in central Sonoma County by providing housing closer to jobs in Marin County. The increasing imbalance between jobs and affordable housing in Marin has been a major thorn in Sonoma County's side for years.

The idea will be discussed at 3:30 p.m. today by the county's Local Agency Formation Commission.

See Space, Page B3

Space

Continued from Page B1

The location of the proposed city just across Highway 37 from San Pablo Bay and just across Lakeville Highway from the Petaluma River

flies in the face of those who are fighting to preserve open space. After community separators, the agricultural and marsh areas along San Pablo Bay are the top priority for preservation, according to the new committee's mission statement.

As if to underline that point, supervisors adopted two resolutions on Tuesday urging further protections for the area. The first is in support of a move to have Gov. George Deukmejian sign a proclamation identifying the wetlands of the San Francisco Bay as "wetlands of international importance." The second is a resolution urging the California Coastal Conservancy to pay for the acquisition of more than 800 acres of bay lands to be placed in trust as wetlands and for continued agricultural use.

The 28-member committee will begin meeting later this month.

TV and arts center on RP council agenda Tue.

Rohnert Park's City Council will be scrutinizing MultiVision Cable TV's performance and listening to an update of the performing arts center now nearing completion on Snyder Lane when they meet Tuesday night in City Hall. Both items are scheduled after 7:45 in this, the council's first meeting of 1990.

The contract with MVTV that gives the cable company an exclusive franchise in the city is up for renewal this year and a public hearing is scheduled to listen to citizen comments. MVTV came under fire from the council the last two years for their shortcomings in programming, repositioning of Channel 22, elimination of a religious channel and alleged cavalier treatment of subscriber complaints.

Apparently, MVTV has improved its service. City Hall has received scant complaints and very few requests to address the council Tuesday night on the cable TV situation.

The city's performing arts center is slated for a grand opening in April and PAC Director Michael Grice has a status report ready on construction, proposed operating policies, fundraising efforts and booking of the Marin Opera Co. for a show this spring.

Other agenda items include a progress report on the general plan and a proposed second Town Meeting to review the work already accomplished, and setting of mobilehome fees charged to mobilehome park owners to help finance the Rent Appeals Board. Council members will also hear a progress report on road construction extending RP Expressway west to Stony Point Road.

The council will also discuss lease arrangements with the Sonoma County Family YMCA and RP Youth Soccer Club for space in the new rec center at 7450 Santa Barbara Drive. This replaces the former Benecia Park rec building, the first rec center in the city, and was built with donated materials and crews from Condiotti Enterprises.

The public meeting's slated to start at 7:20 following a closed door executive session that begins at 7. The public is invited.

'New city' idea bashed

By JUD SNYDER

That tiny paragraph in the rough draft of Rohnert Park's general plan about building a new city near the intersection of Lakeville Highway and Route 37 drew a lot of media criticism around the county. It got a little more respect at Thursday's Local Agency Formation Commission meeting in Santa Rosa. But not much.

Agendized as a discussion item by LAFCO Chairman Warren Hop-

kins, Rohnert Park councilman, the idea of creating a new city a la Rohnert Park was verbally trashed by the four other LAFCO members and those in the audience. But at the same time, it earned an "intriguing idea" label from those who pooh-poohed the notion which City Manager Pete Callinan inserted in the city's general plan draft.

Will it be on LAFCO's agenda again?

"I doubt it," Hopkins said after

the meeting. "But it's kinda fun. You know, if people don't talk about something it will never be discussed. I love a good debate."

He admitted that it would take "four to five years from now to turn the first shovel of dirt, even if everyone's in favor of it. And I've heard a lot of negative comments about it."

He then posed a hypothetical scenario: "What if a developer bought an option on, say, 4,000

acres and said, 'I'll give the county 2,000 acres additional for open space, in perpetuity, and I'll build a city right next to it,' what would the county say? And suppose, the developer said 'I'll provide free water for irrigation of nearby pasturelands or orchards with treated wastewater.' What then?

"The issue isn't dead; nothing's ever dead," said Hopkins. "But it would take a tremendous amount of

See CITY, Page 2

CITY

From Page 1

creativity and money to do it."

Commissioner Ernie Carpenter, who's also supervisor from the Fifth District, was one of those who said "it's an intriguing idea, but..." He cited potential problems with flooding, wastewater disposal, Water Quality Control Board and Bay Conservation and Development Commission red tape and traffic.

"But the real issue is that it's a significant area for the entire Bay region. We'd like to see it preserved as it is now. Building a city there would hurt agriculture," said Carpenter.

Commissioner Janet Nicholas, the First District supervisor and Board of Supervisors chairwoman, said to talk about a new city is "not preservation of agriculture, one of our goals. We're deluding ourselves if we think this." She said Hopkins had a "greater faith in the planning process than I have."

Commissioner Ben Collins of Healdsburg said, "I'm happy to see it brought up. If a new city would help separate communities, I'll support it."

"There are a number of pitfalls," said Commissioner Hack Boyett. "Would the concept of this include a moratorium on development in northern and western parts of the county?"

Second District Supervisor Jim Harberson, who was in the audience, said, "If Sonoma County wasn't providing housing like Marin, I'd agree with this. It's an intriguing discussion, but there's no need for a new city in the county."

"This idea contradicts the county general plan in at least 25 ways," said Sandy Elles of Cotati. "It's premature to look at it now."

Hopkins told commissioners he doesn't plan to bring it up again at future LAFCO meetings. "It's out of our hands, and under the present political environment, it's not likely to come up again."

Firehouse packaged inside a home design floated for M Section

By JUD SNYDER

That standard 4-BR, 2-BA, double garage home in M Section may just be a Rohnert Park Dept. of Public Safety fire station if DPS Director Bob Dennett has his way.

At last night's city council meeting, Dennett told of a trip he made to San Jose where it seems routine tract homes, 14 of them, have been converted into sub-stations for firefighters and accommodations for crews. But Dennett put a slightly different spin on the idea which isn't exactly new ("San Jose had their first one 60 years ago," he said.)

"We visualize a neighborhood Public Safety facility as a firehouse, a work place for public safety officers to meet with residents of that neighborhood, a place for officers to dictate reports and make telephone call follow-ups, a meeting place for Neighborhood Watch groups, earthquake preparedness groups, a polling place on election days, and probably numerous other uses for the benefit of the neighborhood."

Said Dennett in a memo to the council: "The concept is so simple: build a single family residence with an oversized garage and put it in

the middle of a residential neighborhood. How's that for uncomplicated?"

He also recommended a "drive-through" garage with roll-up doors front and back and entrances on two streets so there wouldn't be any backing in of large firetrucks on a residential street.

Dennett's also in favor of a two-story house so there'd be "logical separation of fire service specialists from public safety officers or from the public when the facility was being used for neighborhood meetings."

The usual method of placing a new Dept. of Public Safety sub-station is to "hire an architect and tell him to design us one," said Dennett. He sees money saved by converting a home into one.

Even better would be designing a home to fit in the neighborhood on existing property the city already owns in M Section. Mayor Art Hollingsworth said the existing homes in M Section are quite expensive and "the city could build one at less expense than us going out and buying one."

The proposal from Dennett was "endorsed in concept" on a 4-0 vote. Yet to be chosen is the site.

Wednesday, January 10, 1990
Rohnert Park-Cotati Clarion

Civic Center plans up for commission inspection

By JUD SNYDER

A closer look will be taken at the planned Rohnert Park Civic Center when the city's Planning Commission meets at 7:30 in City Hall Thursday night. In fact, architect Matt Mills of the Petaluma firm of Robinson, Mills and Williams will be at the meeting to explain the project and answer any questions commissioners might have about the architectural plans drawn up so far.

A little more than eight acres on the north side of Rohnert Park Expressway west of the Northwestern

Pacific tracks and east of State Farm Drive is the spot set aside for a new city hall, main police and fire station and school district offices. Preliminary plans call for building the Department of Public Safety headquarters first and then adding a new city hall and other office buildings as the financial picture comes into focus later on. The public safety building plans call for a 26,000-square-foot two-story structure; the new city hall will be 47,000 square feet under present calculations.

The commission and the City Council have already approved ear-

lier proposals for the Civic Center including scale models of the buildings and a 240-car parking lot.

Thursday night's meeting will also see the commissioners hold a public hearing on converting the 7272 Camino Colegio (south of East Cotati Avenue) apartment complex into condominiums. Called Vintage Pointe, new owners SIRE Enterprises who bought the apartment complex from The Luckey Co. said they have the backing of 70 percent of the tenants on the condo conversion plan. But at the Dec. 14 meeting of the commission, several complaints were heard

from tenants who say they can't afford the condo prices SIRE plans to ask for their units.

The public hearing tomorrow could provide more background to enable the commission to arrive at a decision.

Other agenda items include various parcel maps and sign programs. Since this is the first meeting of the new year, the two commissioners who were renamed to another four-year term will be sworn in: John Hamilton and Mike Mullins.



LETTERS

City Councilman Warren Hopkins. He is so far out of step with almost every factor of good government and planning it is ludicrous. His postured disdain at City Council meetings for the intelligence of "ordinary" citizens and what seems to be his consideration that "they" don't know what is good for them, along with his contemptuous attitude about the needs for a legal and relevant general plan and his public comment questioning Judge Sawyer's objectivity in the Sierra Club lawsuit against Rohnert Park, further adds to the argument that Hopkins is not serving the best interests of the community and the electorate.

His support for the proposal for a new city, tempered with the influence he has garnered with his tenure in Rohnert Park politics, is like throwing gasoline on the smoldering coals of an already overwhelming number of problems facing Rohnert Park, Sonoma County and the North Bay. It is dangerous.

It is dangerous because it is not founded on good planning principles or all of the hard data that support the laws and government codes that are the backbone of good general plans.

It is dangerous because of the strong influence and heavy financial support that will come from unscrupulous developers who only see proposals such as that of a new city as a further opportunity for profit with no consideration for the complexity of problems that will definitely be created, that has been evidenced far too many times in far too many examples of poor plan-

ning in California.

As for Hopkins putting the proposal for a new city on the LAFCO agenda "just for fun," this is just one more reason his political career should be ended. We don't have the time or resources for such shenanigans and we should not tolerate people who are not serious or not informed about issues before they take up the time of the supervisors. Hopkins has got to go.

Paul D. Stutrud
Rohnert Park

LETTERS TO THE EDITOR

The Clarion welcomes letters to the editor and will strive to present diverse points of view. Letters must be typewritten and limited to 300 words. The Clarion may edit letters for length, style and content. All letters must be accompanied by the author's name, address and phone number. Names will not be withheld.

HOPKINS MUST GO

Editor:

I think serious consideration should be given to ending the political career of Rohnert Park



" I WANT TO KNOW... "

**Do you know how much of Rohnert Park is houses
and how much is parks and schools? Also, how
much of the city's land is undeveloped?**

The total area of the city with its 33,369 population as of Jan. 1, 1989, is 4,362 acres. Eighty-four percent of this acreage is developed leaving 678 acres or 16 percent undeveloped. Residential acreage is 143 acres of the total 678, most of it down in the city's southeast corner.

You're right in thinking most of the city is houses: 58 percent of the developed land bears single-family homes, apartments, condos or mobile home parks. Eighteen percent of it is taken up with what they call "public or quasi-public" uses. These include neighborhood parks, schools, bike trails, bridges across creeks, etc. Streets and highways eat up another 15 percent of the total acreage; industrial parks such as Laguna Verde west of the freeway, 11 percent; commercial operations like shopping centers; 5 percent; and offices and professional services,

1 percent.

The 678 acres of undeveloped land within current city boundaries has 435 acres slated for industry, the vast majority of it west of the freeway in Laguna Verde and in the city's northwest corner. There are some parcels available for light industry between the freeway and Northwestern Pacific tracks north of Rohnert Park Expressway, but this supply is dwindling. The only major residential housing land available is near Hewlett-Packard and the senior housing project on Enterprise drive. Both areas are being developed.

Incidentally, about 670 acres (15 percent) of land is used up on streets and highways within the city, and 670 acres was the approximate size of the entire city when it was incorporated in 1962.

OPINION



OVERHEARD

by Jud Snyder

The echo of crackling knee-jerks

THE REACTION WAS AS PREDICTABLE AS stepping on the cat's tail: a yowl and a leap in the air. Savants, pundits, self-anointed deep-thinkers and double-domes everywhere roundly condemned the idea in editorials, public comments, letters, private snickers and froth-whipped prose whipping out of foam-flecked keyboards. The suggestion mentioned building a new city down near San Pablo Bay. It was a casual sentence tossed into the rough draft of Rohnert Park's general plan. It got a few quiet mentions in The Clarion, then got picked up by the dailies and finally reached the awesome plateau of an agenda item before the Local Agency Formation Commission.

WELL, YOU'D THINK SOMEONE HAD suggested feeding the Easter Bunny a carrot dipped in cyanide or revealing that Santa was an animal abuser and regularly beat up on poor Rudolph with a bicycle chain. City Manager Pete Callinan likes to look at maps. And aside from the hills and forests of northwestern Sonoma County, he noticed darn little space left for future housing except the southeast corner. Two highways intersect there, Lakeville and Route 37 and 37's already a freeway straight on west to 101 in Novato. There's some sort of industry nearby: Sears Point automobile and motorcycle raceway and drag strip. Not exactly quiet, non-polluting industry, but at least it's mostly confined to weekends. Stepping in as designated hitter for Callinan's brash idea was Councilman Warren Hopkins, who's also chairman of LAFCO this year and can pretty much put what he wants on the agenda.

TELLING EVERYONE IN THE LAFCO meeting room, "I love a good debate," Hopkins gleefully took on the role of devil's advocate. He loves it. He wallows in it. "Other new cities are being planned in California," he said. "If you're going to allow development it might be smarter to plan it from the beginning. There's not a city in the county that couldn't do a better job of planning than it did, and that includes Rohnert Park." Then he added in a burst of redundancy: "If you don't talk about something, it will never be discussed." And, "Even if everyone liked the idea it would be four or five years before the first shovel's turned, and with opposition, even longer. People are going to move to and live in Sonoma County, unless you guys are planning to shut it down."

COUNTY SUPERVISORS JANET NICHOLAS, Ernie Carpenter and Jim Harberson all clickety-clacked their knee joints in a chorus of

opposition, although they did confess it was an "intriguing idea." So the Board of Supervisors has three votes lined up against it already, but that doesn't kill it. Hopkins posed a hypothetical scenario: a group of investors, briefcases bulging with Japanese high-tech bucks or Arabian oil shekels, puts up tens of millions to develop, say, 6,000 acres and buy up an additional 3,000 acres to put into permanent open space. They'll also build a wastewater treatment plant to provide recycled water to irrigate hayfields or orchards. (A wine consultant told LAFCO the area's ideal for growing champagne grapes.) What then? Can a general plan amendment be worked out to include housing, open space, hayfields, vineyards, jobs, recycling of wastewater and reduction of commute traffic all in one project? Interesting discussion topic, don'tcha think?

AT THURSDAY'S PUBLIC HEARING in Santa Rosa it was suggested that the idea, if it ever gets any further, should be put to a vote of the people. That's a good plan. They did the same thing with Warm Springs Dam and Lake Sonoma. I'm not in favor of Pete's plan. Neither am I against it. But I don't want to join that howling brigade with muzzles held high baying at the moon at the merest whisper of building another city in the county. All this talk is premature, as Sandy Elles of Cotati said at the public hearing. It contradicts the county's general plan and was so soundly trashed by LAFCO the whole idea's on life support systems in Warren's garage. It probably won't arise again in my lifetime, but driving a stake through its heart while interring it at the crossroads doesn't always work. I've seen enough "Dracula" movies to be convinced of this.

THE BIG THRUST NOW IS FOR "pedestrian pockets," you know, homes and shops near commute rail tracks and freeways to cut down on the use of autos. They want these "pedestrian pockets" strung along major arterials like beads, with community "separators" of open space and greenbelts in between. There might be a time when there's no more land for "pedestrian pockets" and "community separators." What then? Roll up the drawbridge and fill the buckets with boiling oil?

SO CALLINAN CAME UP WITH HIS OWN IDEA for a "pedestrian pocket" and Hopkins carried it into battle. Hopkins came back with more arrows in his shoulder blades than a foot soldier at Agincourt. But it was fun playing the role of devil's advocate. No one got hurt and it gave a lot of editorialists something to write about. Those poor devils need a few controversial crumbs now and then to prevent their supply of venom from drying up due to non-use.

EDITORIAL—

Cursing the darkness

Rohnert Park is getting a chilly reception for its recent suggestion that the county consider building a city for 40,000 new residents on what is now empty land near the San Francisco Bay. The city's suggestion, contained in one paragraph of Rohnert Park's general plan rough draft, has produced comment way out of proportion to its size.

But the barrage of criticism — much of it unfair and downright snotty — demonstrates how parochial some officials have become in the face of Sonoma County's recent growth spurt. While it's fashionable to wring hands over the inevitable crush of new North Bay residents and to fret over a loss of open space and a declining quality of life, few seem anxious to propose suggestions bold enough to deal with the problem.

Most who make planning decisions in Sonoma County agree that our area will grow by far more than 40,000 people in the next 10 years. But there is clearly no consensus on how best to accommodate them. The popular assumption is that growth will continue along the Highway 101 corridor with high-density housing and business clustered near the freeway. As Santa Rosa becomes a regional center of commerce, the expectation is that the growing Highway 101 spine will carry its growth into the county's northern reaches and, ultimately, into Mendocino County.

This would delight some in local government who don't relish the prospect of making a decision which might have an impact near a constituent's backyard. Why not restrict growth, limit development and let the price of housing push residents into another county? After all, lack of housing hasn't hurt Marin County's ability to create jobs — even if workers can't afford to live there.

Rohnert Park's proposal comes with some problems, it's true. It is only the nucleus of an idea. But it is a legitimate attempt to confront the county's growth dilemma at a time many leaders would just as soon run from it. A city on 2,000 acres near a major transportation link with the rest of the Bay area? Affordable homes built beside thousands of acres of open space set aside in perpetuity? Years to plan the city's size and pace of development?

Rohnert Park's suggestion may be too obvious to warrant respect. Clearly, it's ahead of its time. We hope it doesn't take a fuel crisis or other such catastrophe to bump local leaders into an awareness that residents may want something more from life than a \$300,000 home paid for with a three-hour commute.

—Bill Haigwood

RURAL LIFE

Survey: RP favors growth limits

By MIKE MCCOY
Staff Writer

ROHNERT PARK — City leaders, worried that attempts to get residents to say how they want the city to develop would fall on deaf ears, got an earful instead.

Three months after the city sent out 13,000 questionnaires, results of the 4,096 returned voice a collective opinion that Rohnert Park, a town of about 34,000, should never get much bigger than 50,000.

"There was a lot of skepticism about its (the survey's) usefulness before it was sent out," Carl Leivo, assistant to the city manager, said. He coordinated the survey's formation, distribution and compilation.

"The survey gives us a good broad-brush picture of what people want for the future of this community," Leivo said. "They want to limit the pace of growth, there is strong support for commercial-industrial development and there is a strong desire to retain the area's rural atmosphere."

Perhaps the biggest surprise is that residents support housing for the homeless more than they support housing for either the low-income or rich.

Leivo had hoped for a return of 600 surveys and admits the 30 percent return rate surprised him.

"We lucked in to a way to tap into people's minds in a very useful and effective way," he said. He noted the written response "is at least 10 times the amount of information that we are getting from residents by holding meetings and other stuff."

The surveys are part of the city's attempt to update its general plan after the Sierra Club filed two successful lawsuits last year.

The lawsuits, which charged city approvals of some major projects were based on an antiquated general plan, resulted in court-ordered building bans being placed on those projects pending the plan's update.

A revised general plan, already reviewed by the Planning Commission, will be the subject of a second town meeting at 9 a.m. Feb. 3 at the Community Center. It will then be sent to the council for review and eventual adoption.

Not only did 81 percent of the respondents support Rohnert Park slowing down its growth, but 58 percent said they want the city's eventual maximum population to stay under 50,000.

Only 20 percent said they want to see Rohnert Park's population grow beyond 50,000.

What housing is built, 82 percent said, should be for middle income families.

A shelter for the homeless found

Survey

Continued from Page B1

47 percent in support while housing for low-income families drew only 44 percent support and "upscale" housing drew the least support, 41 percent.

Nearly 72 percent also endorse surrounding the city with an open space buffer.

Strong support also was voiced for a 50-acre city park (55 percent), additional bike and walkways (72 percent), and expansion of Roberts Lake (76 percent).

A third city golf course, an idea floated by the City Council, found

65 percent opposed to the idea although it remains part of the Planning Commission's revised general plan.

The council also has voiced support for construction of upscale housing but opposed turning the Northwestern Pacific Railroad tracks into a commuter line, positions largely not supported by those who answered the survey.

Leivo pointed out the council is stuck between the a variety of housing pressures. While survey respondents prefer to keep the city small, pressures to build more homes are coming both from the state and Sonoma State University which expects to triple its student population in the next 20 years.

Planners take another look at proposed RP civic center

By JUD SNYDER

The new Civic Center planned for Rohnert Park got another green light from the Planning Commission last night.

Matt Mills of the San Francisco architectural firm of Robinson, Mills and Williams brought a revised model of the three buildings proposed for an 8.37 acre parcel on the north side of RP Expressway between State Farm Drive on the west, Mountain Shadows South golf course and NWPRR tracks on the east. The three-dimensional scale models were placed in their eventual location on a large drawing showing roadways, parking lots and landscaping.

Main building will be a five-story, 47,000 sq. ft. City Hall. It will also house offices for the Cotati-Rohnert Park Unified School District plus offices to be rented out to private firms and individuals.

The first building to be constructed will be a three-story, 26,000 sq. ft. Dep. of Public Safety headquarters. The third building proposed is a 3,000 sq. ft. City Council chambers.

"The actual building materials haven't been firmed up yet," said Mills. He pointed out that green-tinted transparent windows will be utilized "to avoid that dark, secret look mirrored glass buildings

have."

"It's very attractive except for that great big building (5-story City Hall)," said Commission Chairwoman Vida Jones. "Is there anything in town that tall?"

"There is if you count the towers on the Red Lion Inn," said Planning Director Paul Skanchy. "And the top story will contain apparatus for heating and air conditioning."

"Landscaping all around will soften the effect," said Mills.

"The big building's too big, at least in my first impression, but maybe it's not," said Commissioner Jim Davis.

Jones also said "You'll need directories to show people where the offices are." She then asked, "Where's the outdoor sculpture going to go?"

"Anywhere you want it," replied Mills.

Dept. of Public Safety Director Bob Dennett said he's "real excited" about the new headquarters building. "I love it. After years of squeezing four bushels into a two bushel space, this'll be great."

No date has been set for start of construction and no firm financial figures on the cost of building it have been spelled out as yet.

\$15 million city government complex

everything is very charming," commission Chairwoman Vida Jones said after reviewing plans for a five-story City Hall and a multistory public safety building.

Commissioners approved a master plan for the complex that will include a 47,000-square-foot administration building, a 3,000-square-foot, one-story city council chambers and the 26,000-square-foot public safety building.

Together, the three buildings total 76,000 square feet, seven times larger than the two buildings that currently house City Hall and

the city's main public safety building.

Joe Netter, the city's director of administrative services, said the ambitious plans, if built, should accommodate the city's needs "for at least 50 years."

Netter said rough estimates place construction costs between \$12 million and \$15 million.

The project, talked about by city leaders for years, is planned for an 8.4-acre site on City Hall Drive, across Rohnert Park Expressway from the State Farm Insurance Co.

The current city administration

complex, built in the early '70s, totals 3,700 square feet and houses 28 employees.

Netter said reports some new employees have been forced to work in a converted closet at the existing complex "is no joke."

"We did have to convert a closet into a work station," he said.

The city's Finance Department is being moved to the former Coddling Enterprises office building the city purchased last year to ease crowding.

That move should "get us by for three to five years before more

space is needed," he said.

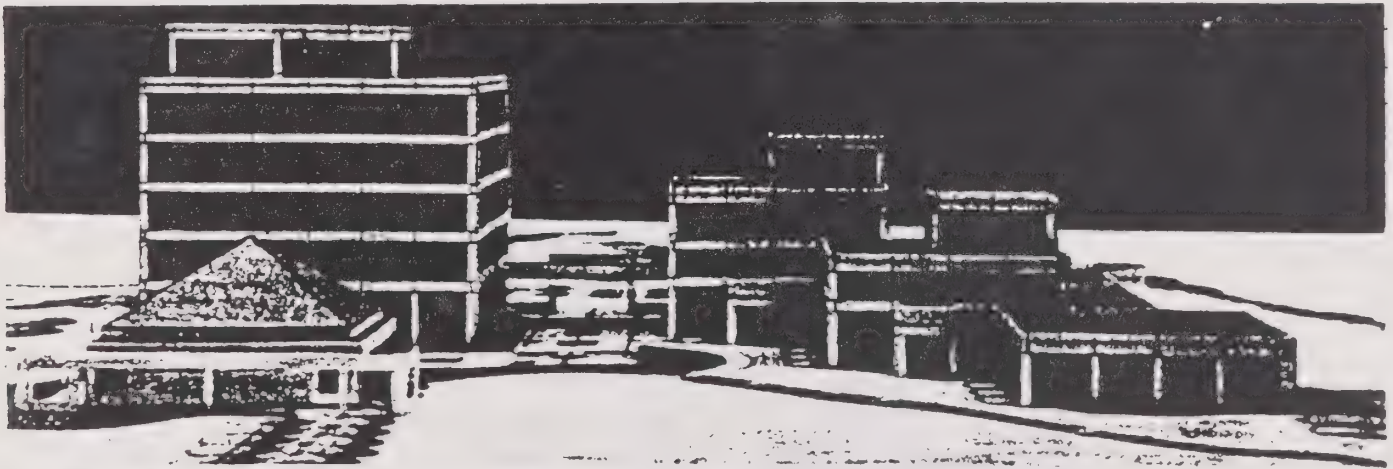
The city's main public safety building also is crowded.

The 3,000-square-foot complex was built in the early '60s when Rohnert Park incorporated with barely 3,000 residents. The town now has 34,000 residents and the building houses 64 employees during its round-the-clock operation.

Netter said because of the costs the complex probably will be built in stages.

"The real big nut to crack is how we will finance this thing," he said.

See Complex, Page B4



This model shows a proposed 76,000-square-foot government center for Rohnert Park. It would be built in stages with the public safety building slated for construction first.

Complex

Continued from Page B1

Netter said the city has had to adopt a "Band-Aid approach" to cope with the employee squeeze, particularly with the long-range funding to build the entire complex still unknown.

Plans are to proceed first with the public safety building since the city already has set aside \$2 million in redevelopment funds toward its construction. Rough estimates place its cost at more than \$4 million, Netter said.

Robert Dennett, the city's public

safety director, said construction should begin "hopefully in 1991."

Some costs for the administration complex might be shared since it could evolve into a center of local governmental activities, housing not only city offices, but the Cotati-Rohnert Park Unified School Dis-

trict and a municipal court. Planning Director Paul Skanichy said.

Netter said to keep down initial costs, the administration complex could be built as an outer "shell" that would allow its interior to be developed as additional space is needed.

State sets aside cash for county wetlands

By CHRIS COURSEY
Staff Writer

The state Coastal Conservancy on Friday earmarked \$1.9 million to be used to restore wetlands along a portion of San Pablo Bay and acquire more than 800 acres of agricultural land near Highway 37 and Lakeville Highway.

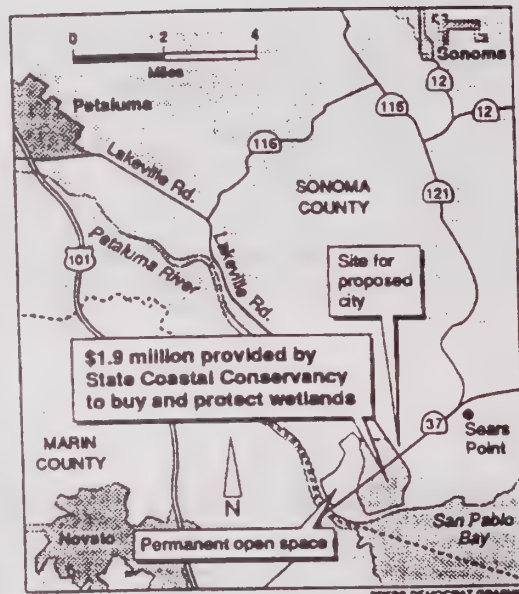
The property is adjacent to a site that Rohnert Park city leaders recently suggested as ideal for a new city in Sonoma County.

The Coastal Conservancy on Friday said the so-called "Sonoma Baylands" property, which also is adjacent to the San Pablo Bay National Wildlife Refuge, "has outstanding scenic, open space and park resources" and found it eligible to receive state grant money.

County Supervisor Jim Harberson used the occasion to blast Rohnert Park's new city plan and urge the resource-protection group to continue to help pay for open space along the bay.

"We're making progress down there," Harberson said of the San Pablo Bay area, which is identified as a

See Wetlands, Page B2



Wetlands

Continued from Page B1

priority for acquisition by the county's new open space committee. "But you always have to watch out for the forces of evil."

Harberson and his fellow supervisors have been pushing hard for the Proposition 70 bond money to be used for the Baylands acquisition. Earlier this month they cited the new city plan in their resolution urging the Coastal Conservancy to pay for the property.

The money will go to the Sonoma Land Trust, a non-profit organization that acquires land, easements and development rights on land in order to keep it as park land, open space or agricultural land. The Land Trust holds a \$1.5 million option on the Baylands property.

The conservancy also earmark-

ed \$400,000 for "resource enhancement" of the property. Joan Vilms of the Land Trust said that likely will involve restoring the bayfront portion of the property to tidal marsh, its condition before levees were built in the area around the turn of the century. Between there and Highway 37, the property will be restored as seasonal wetland.

The bulk of the property, north of Highway 37, will remain in oat hay production, Vilms said.

She said the acquisition, combined with easements on adjacent parcels, means that the entire bayfront from the Petaluma River to Lakeville Highway now is "permanent open space."

The Land Trust is pursuing other property in the area.

"We always have our eye on property down there," said Vilms. "It's a very important area."

RP has few homeless, but shelter effort backed

By MIKE McCOY
Staff Writer

ROHNERT PARK — Carl Leivo suspects Rohnert Park residents have a strong "moral" bent.

Why else would city residents say they would rather build a shelter for the homeless than new housing for the rich, says Leivo, assistant to the city manager.

Of the nearly 4,100 who responded to a city survey, 47 percent said they support construction of a shelter for the homeless. Support to build low-income and "upscale" housing drew only 44 and 41 percent support, respectively.

New homes for middle income persons, however, proved the big winner with 82 percent favoring it.

Despite the support for a homeless shelter,

it had been thought there were no homeless among the city's 34,000 residents.

"The original draft general plan basically said there wasn't a homeless problem in the city," Leivo said.

But the Planning Commission, during its review of the draft, "insisted we should investigate" to see if Rohnert Park did have homeless persons and included in the revised plan "a more activist role" to deal with it should one exist.

As part of that direction, Leivo undertook a night-time investigation to check out the city's nearly invisible homeless problem and found it does have some homeless persons.

"No more than a dozen," he said.

"I have seen homeless people in Rohnert Park but you've got to go out late at night and

check the dumpsters," he said.

"Whether they're Rohnert Park people or people just passing through I don't know," he said.

The revised general plan includes language encouraging the city to join with other municipalities to provide shares of federal funding to help with rents for some homeless and potentially homeless persons, he said.

Invisible or not, the city's general plan survey indicates the plight of the homeless takes precedence, at least in the minds of respondents, over the housing needs of the low-income or rich.

"I'm not sure I know the exact reason," Leivo said, responding to why nearly 4,100 returned city surveys found support for a homeless shelter and out-distanced support to

build either low- or high-income housing.

"It might reflect what they believe their moral obligation to be, to take care of somebody," Leivo said.

"Or maybe they look at their own circumstances and realize (without a job) they could be homeless in a couple of months.

"They may look at a homeless shelter as a safety net," he said.

Whatever the reason, 1,929 (47 percent) of the survey's respondents agreed the city "should have a shelter for the homeless."

Only 1,814 (44 percent) supported construction of low-income housing and even less, 1,666 (41 percent), said they would like to see "upscale" housing.

The homeless shelter also had more supporters than detractors.

ROHNERT PARK - COTATI CLARION

VOL. 51, NO. 7

TWICE A WEEK -- WEDNESDAY AND FRIDAY 35c A COPY

WED. JAN. 24, 1990



Inside:
**1990
Bridal
Guide**

Callinan announces retirement plans

By JUD SNYDER

Rohnert Park's City Council emerged from a closed door session prior to last night's meeting to announce that City Manager Pete Callinan will resign "no later than December 31, 1990." It may be earlier. But if Callinan resigns earlier, he'll have to give the council 120 days prior notice.

The news wasn't exactly startling. Mayor Art Hollingsworth issued a statement that began, "In response to the comments that are circulating concerning the retirement... (of Callinan)."

In fact, Callinan told the council last October in closed session that he intended to resign before January 1, 1991.

Speculation immediately arose that Assistant to the City Manager Joe Netter would be Callinan's replacement. Netter's been a City Hall staffer for 11 years.

"It's up to the council," said Netter when asked

*'No later than Dec. 31, 1990,'
says Rohnert Park city manager*

about replacing Callinan. "But I'd consider it."

Hollingsworth said the council will hold a work session to decide on a formula for choosing a new city manager. "The decision is up to the council," he said. "We could go in-house or outside recruitment."

When asked if he would stay on the city payroll as a consultant to work with the council and his replacement, Callinan said, "No way!

"When I retire, I retire. I'm making no commitments. I might become a volunteer fireman," he said with a laugh and clapped Director of Public Safety Bob

Dennett on the shoulder.

"That's just what I need," replied a laughing Dennett.

Callinan said he'd probably spend his retirement years with his wife, Greta, "traveling, visiting our 13 grandchildren, and trying to master my golf game which I've ignored these last years."

Rohnert Park's first and only city manager, the 59-year old Callinan came to the city in 1959 before it was incorporated and joined the Community Services District which handled the few governing chores the city

had. He was a CPA and accountant for Kaiser Aluminum in Vallejo and decided to move to Rohnert Park on the recommendation of his brother-in-law Jack Buchanan.

When the city voted for incorporation in 1962 and chose the first City Council, Callinan was named Mayor since he was the top vote-getter in the fledgling city. When the council got around to choosing a city manager, they picked Callinan. His term as mayor was a scant few months.

"The council recognizes the appointment of the city manager as one of its most important responsibilities," said Hollingsworth in his statement. "The council was also considering what specific projects or programs it wants Mr. Callinan to concentrate on during his remaining time with the city and before he loses his skills."

OPINION



OVERHEARD

by Jud Snyder

Dialing up the future

WHAT MORE DOES A CITY NEED? Rohnert Park's talking up a new civic center with police/fire headquarters, five-story administration building with room for school district offices and a separate City Council chambers. It's also got a committee working on an indoor swim center built around an Olympic-sized pool. It already has the performing arts center nearing completion, community and sports centers, baseball stadium, PBS television station, country music radio station, resort hotel, shopping centers, banks and a goodly amount of smaller enterprises. There's been talk and a lot of written reports about a hospital, but no action.

IF COMMUTE TRAINS EVER BECOME A reality there'll be a need for a railroad station by The Expressway. No one's mentioned a museum, probably because the city has no building that could be converted into a museum the way Santa Rosa did with the old post office and Petaluma did with the old library. RP City Hall could be turned into a museum once the civic center's built, but by then the location might be too valuable to convert into a non-moneymaker. My idea is to have the Cotati Cabaret turned into a museum. After all, Cotati has a lot more history draped about its shoulders like Spanish moss than Rohnert Park has. Just add a Rohnert Park wing to the museum.

WELL, THERE'S NO HARM IN LOOKING 40, 50 or 100 years down the pike if just to plant some seeds in other furrows. A lot of history's being made around here right now and if it's not preserved somehow for the future, it simply disappears forever. Getting back to the original subject, when you add up the present amenities and projects on the drawing boards, it's difficult to come up with an ingredient that's missing from the city. There're hundreds of lesser items, like specialty stores, bigger post office, light industry for local jobs, and traffic improvements. But when you focus on bigger projects, once these present and future amenities are in place the emphasis can be turned to attracting industrial entrepreneurs and the satellite services that go along with them, to provide job opportunities.

THE INEXORABLE TREND THESE DAYS when topics such as growth management and general plans are up for grabs is centered around a catch phrase called "pedestrian pockets." The phrase is a bit simplistic for it pushes up the image of people walking to jobs, shops

and schools from their homes clustered not far from major traffic arteries. Both Cotati and Rohnert Park are examples of pedestrian pockets. But residents rely on the automobile for shopping, commuting to jobs and taking kids to schools. The pockets are here, but they're deep and wide. Not as deep or as wide as the cities to the north and south. But it's too late to shoehorn Santa Rosa and Petaluma into pedestrian pockets.

WHAT THIS TREND MEANS IS the two cities here might find it difficult to expand their borders, or at least to justify the expansion. Clapping a pedestrian formula on the county's general plan is not "pie in the sky" reasoning. But the odds are not in favor of such ironclad formulas, especially when they're combined with open space or greenbelts between cities. Newcomers are arriving in the county every day and the fuzzy spectre of a need for multi-story residential buildings lurks in the background, a vision very few enjoy, especially traffic consultants. The Great Dilemma of the Future is beginning to loom and I haven't heard anyone mount the stump with a sensible solution that would please the many factions squabbling over the turf these days. We're about 180 degrees away from that small town in Iowa offering free land and cash bonuses for anyone wishing to settle and build a home on the prairie.

GETTING BACK TO THE ORIGINAL subject, once again, if city's built up with requisite urban amenities (even though the money to finance civic and swim centers has yet to be found), can it turn to the difficult task of attracting industries to provide jobs? Rohnert Park's already doing this, thanks to the chamber of commerce, and results have been pretty good despite the fierce competition. The pedestrian pocket concept has not been mutilated. If the city's energies can be focused to build up a job base and needed housing for workers, can the overall plan to keep rural areas rural be maintained?

THAT'S THE BIG DEEP-THINK question and I don't have any answers. The pedestrian pocket concept can hold only so many people before it bulges out at the seams, bursts and spills its contents all over the map. After all, the sewer restrictions imposed on both cities by the sub-regional wastewater treatment plant won't last forever. Once the ban on hookups is lifted there'll have to be some hard decisions made. I trust some advance thinking has already gone into this eventuality. It's uncanny how the future always seems to be stepping on our toes.



LETTERS

Wednesday, January 24, 1990
Rohnert Park-Cotati Clarion

THANKS FOR AID

Editor:

I wish to thank all Rohnert Park firefighters, police and Redwood Park Estates neighbors whose heroic efforts saved my condo from the Jan. 15 fire which completely consumed the unit next to mine.

Other than a small portion of my attic, the firefighters were able to completely contain a fire which one newspaper accurately described as an "inferno." Their efforts were nothing short of miraculous. Once the flames were extinguished the police kept watch over the scene throughout the night, and it was a great relief to have them there. Both departments have my highest praise and respect.

I've also heard numerous reports of neighbors who, as the fire broke out, immediately rushed to the scene and turned on garden hoses, rescued and cared for my cat and helped in any way that they could. I'm extremely grateful for all their efforts.

Tonight I feel extraordinarily lucky to have a roof over my head and I owe it all to some very special people in Rohnert Park. Thanks to all who helped and who continue to help!

Kathy Schultz
Rohnert Park

CANCEL CABLE, PUT UP ANTENNA

Editor:

I was prompted to write this letter by the article Jan. 10 on cable TV.

Mr. Callinan was quoted as saying that since not many people showed up or wrote letters com-

plaining, MVTV must be doing a good job.

Maybe not. Maybe a lot of people have done the same thing we have: canceled cable and put up an antenna. Our reception is great on 15 channels, and during a storm, or anything else, the only way our TV reception goes out is when the power is out — unlike the service we had with cable. We are very happy with our TV viewing, and with the money we save we can rent anything we want to see, when we want it.

Thanks for letting me have my say.

Pat Raye
Rohnert Park

CRITIC MUST GO

Editor:

I am appalled at the letter in the Jan. 10th edition of your newspaper from a Paul Stutrud indicating that Councilman Hopkins "has got to go." As a longtime resident of Rohnert Park, I say that if anyone should leave it should be Mr. Stutrud, not Warren.

Councilman Hopkins has been on our City Council for many years. He is one of the driving forces that has made Rohnert Park the great place that it is. His efforts undoubtedly have enticed individuals such as Mr. Stutrud to move here.

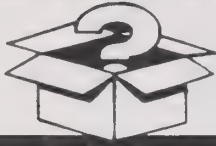
I can't think of anything that Mr. Stutrud has contributed to our town. I don't know if he is a member of any clubs or organizations or makes any contribution in that manner. The only thing I do know about him is the publications I have read concerning the general plan and how proud he was that he sued the city of Novato over its general

plan.

Believe me, the city need far less critics such as Mr. Stutrud and more doers like Councilman Hopkins.

So, if it ever comes to a vote of who should leave, my vote is that Paul Stutrud has to go.

Mary Waltman
Rohnert Park



" I WANT TO KNOW. . . "

That new city that's been mentioned for down near San Pablo Bay has been thoroughly trashed in the newspapers. Is the idea for real or just an inside joke that got out in public?

You must be referring to a suggestion in Rohnert Park's general plan rough draft that City Manager Pete Callinan inserted. He suggested that a "new city" be built near the intersection of Lakeville Highway and Route 37. Later, he specifically mentioned the location: the northeast quadrant of the intersection, an area of low hills where a luxury home development is making some progress. To the east of this location is Sears Point Raceway.

Callinan was serious about his proposal; it's not an "inside joke" at all. He figures residents would have a clear commute east or west to Vallejo or Novato and traffic problems could be lessened on 101. But his idea has been roundly condemned and any future city at this site will have a rough time getting off the ground.

However, it did draw a lot of attention to the area. This was Callinan's original intent. When Rohnert Park's City Council suggested last night that the Callinan-authored paragraph should be removed from

the GP draft, he said, "Putting it in has accomplished everything I wanted to do: it focused the spotlight on planning. You can take it out now."

Councilman Dave Eck said last night, "I suspect this is a lightning rod to draw attention away from Rohnert Park's general plan. It's a distraction."

Eck also said, "I'd love to have a countywide public hearing on new cities."

There hasn't been a "new city" in Sonoma County since Rohnert Park, although Windsor is likely to incorporate as the county's ninth city during the 1990s. In this age of environmental awareness and growth management, new city proposals naturally attract negative comments. It would probably take some dire circumstances before approval from the multi-layered agencies could be gained to actually plan a new city at this location or anywhere else.

★ ★ GENERAL PLAN OPEN HOUSE ★ ★

Many citizens have worked to hammer out a General Plan for Rohnert Park. The Planning Commission has produced a Draft General Plan. The City Council wants to know what you think about this Draft Plan.

The City will hold a General Plan Open House. It will start with an overview of the Planning Commission Draft General Plan. Copies of the Draft will be available at the Open House and one week before at City Hall, 6750 Commerce Boulevard.

You will have a chance to have your say at four open forums. Each forum will focus on different issues. Do you have concerns about land use and growth, transportation, housing, conservation, open space, noise or safety policies? You have an opportunity to voice those concerns.

Rohnert Park needs your ideas, your insights, your direction.

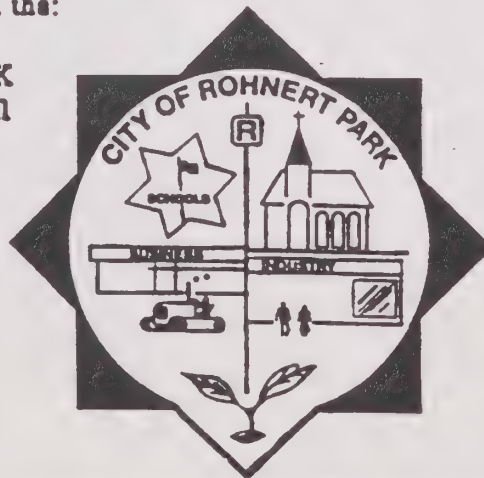
WHAT BLUEPRINT FOR THE FUTURE SHOULD THE CITY FOLLOW?

If you've got answers, City leaders have arranged to hear them. Just attend the:

ROHNERT PARK
GENERAL PLAN
OPEN HOUSE

SATURDAY,
February 3
9:00 A.M.

COMMUNITY
CENTER
5401 Snyder
Lane



Survey finds split between north, south RP

By JUD SNYDER

You can't call it "polarization." Opinions aren't really that far apart.

But in analyzing computer tables from Rohnert Park's community survey, people who live in older sections of the city south of Rohnert Park Expressway such as A, B, C, D and L look at things quite a bit differently than do residents north of The Expressway in the D, E, F, G and H neighborhoods.

Assistant to the City Manager Carl Leivo spent hours feeding data into a computer and emerged with page after page of tables, graphs and pie charts. The city has never been so thoroughly dissected and scrutinized, thanks to the 4,096 survey forms mailed back to City Hall from the 13,500 sent out.

The results not only showed the statistical split between sections north and south of the Expressway, they also pointed out that L Section is practically a "hotbed" of radicalism compared to other sections.

For example: limiting the city's pace of growth. Leading the way in "strongly agreeing" that the pace of growth should be limited is L Section with 57.3 percent. Second in line is G Section — perhaps mildly surprising until you remember that homes here are bordered on three sides by pastures and hayfields. On this growth limitation statement, A, B and C sections all "strongly agreed" in greater numbers than did D, E and F.

L Section residents apparently aren't too pleased with the city's planning department. Only 7.5 percent agreed that the planners "are doing a good job," the lowest percentage in the city. And 14.5 percent "strongly" disagree, the highest percentage. Forty-two percent simply "agreed," the lowest of all sections except for C's 41 percent.

The biggest schism between neighborhoods was revealed with reactions to the statement, "Rohnert Park should have a shelter for the homeless."

"Strongly disagreeing" that shelters for the homeless should be built in the city found D, E, F, G and H sections checking in with

percentages ranging from 22 to 26 percent. On the same question, disagreement figures in A, B, C and L sections varied between 11 and 17 percent. The differences north and south remained about the same when it came to agreeing or disagreeing with the statement about building low-income housing here.

See SPLIT, Page 2

SPLIT

From Page 1

The reverse of this was asked about "upscale housing." Residents south of The Expressway were lukewarm to this suggestion; those to the north gave it higher marks.

The north-south split came into play once again when a sentence about building a third 18-hole golf course was included in the survey. South of the Expressway residents didn't think it was too good an idea; northerners were more enthusiastic about the suggestion, except in E Section where enthusiasm was nearly tepid. Probable reason for this is that E Section homes do not border either of the two Mountain Shadows golf courses.

Another interesting result from Leivo's computer printout found that 22.4 percent of the respondents work in Rohnert Park and 28.1 percent commute less than 15 miles to their job. Those commuting more than 15 miles totaled 28.4 percent. Nearly 20 percent were not employed or were retired.

Leivo considers this a mild surprise: "It tends to deflate the image that Rohnert Park's strictly a bedroom community because about 50 percent either work here or at jobs less than 15 miles away."

Naturally those driving more than 15 miles to work are also strongly in favor of adding another lane to both north and southbound lanes of Highway 101.

Leivo's tabulations now go to the City Council for further discussions at public hearings Feb. 20.

RP general plan forum Saturday

A "General Plan Open House" is scheduled for Saturday from 9 a.m. to noon in Rohnert Park's Community Center, said Carl Leivo, assistant to the city manager.

"We'll start with an overview of the Planning Commission's draft of the general plan and then break up into four discussion groups in four separate rooms," said Leivo.

Planning Director Paul Skanchy will lead the discussion on land use and growth; City Engineer and Director of Public Works Ron Brust will lead the way in circulation and traffic; Leivo will moderate discussions on housing; and a yet-to-be-chosen person will moderate a discussion on the environment, open space and conservation topics.

Format will be about the same as previous public hearings in the center and City Hall. All suggestions and ideas will be written down on large sheets of paper so everyone can read what others are thinking.

"We want it to be as informal as possible," said Leivo. "People can get up and go in and out of any room they want at any time they choose. We've got the whole Community Center reserved except for some space for Little League baseball signups.

"Once all the comments are written down we'll total them up and give them to the City Council," he said.

The council has scheduled two general plan public hearings next month: Monday, Feb. 12, and Tuesday, Feb. 20. Both meetings will start at 7 p.m. in City Hall.

EDITORIAL—

Pete announces his retirement

Few people can look back on a career as full of accomplishment as that of Rohnert Park City Manager Pete Callinan. For 28 years Callinan has guided the growth of Rohnert Park from a single subdivision among hayfields to Sonoma County's third-largest city.

Along the way, he's played a major role in giving Rohnert Park an extraordinary range of benefits. Lighted ball fields, parks in every neighborhood, swimming pools, creekside paths, two 18-hole golf courses and the largest and best-used recreation facility in the North Bay are but a few of the perks enjoyed by residents. Pete's aggressive city management and continuity of leadership have guaranteed that the development of Rohnert Park would come with plenty of extras for its citizens.

Now, as he announces his eventual retirement this year, Callinan can enjoy the rewards of his many years of service. The subdivision-in-a-hayfield he served as city manager has become home to a major state university. It houses the county's most popular convention hotel and will soon open the doors of the county's newest performing arts center. Once maligned as the "land of the midnight movers" because of its cheap home prices and sprawling subdivisions, Callinan's Rohnert Park has become the preferred home for a new generation of families who are willing to pay top dollar to live in its neatly drawn neighborhoods.

As the newest of Sonoma County's cities, Rohnert Park for years endured abuse from many locals who found the city's accelerated pace of growth unseemly and who resented seeing empty hayfields fill up with homes. But the growth of Rohnert Park brought to many the opportunity to own an affordable house. And, thanks to Pete Callinan, that home came with clean streets, neighborhood parks and recreational opportunities many towns can only dream about.

Pete has collected his share of rewards. For the past several years he and Santa Rosa City Manager Ken Blackman have leapfrogged over each other for the highest salary of any Sonoma County city manager. And he's been blessed with an able city staff. But the biggest reward of all must be that the city Pete helped build has become one of the North Bay's most desirable addresses.

—Bill Haigwood

OPINION

Wednesday, January 31, 1990
Rohnert Park-Cotati Clarion



OVERHEARD

by Jud Snyder

Give it your best shot, Trudy

FOR A WHILE THERE, I THOUGHT they might be jotting down IDs or surreptitiously making videotapes of people who bought inordinate amounts of eggs in local supermarkets. You know, if some anonymous letter writer sends a dog a threatening note implying they'll turn her owner's house into an impromptu, *al fresco* omelet, well, no telling where the finger of suspicion will point. Church or club breakfasts that had scrambled eggs on their menus were forced to lay in an extra supply of pancake mix instead.

NOW WE LEARN THAT TRUDY'S GOING TO a special canine obedience school so she won't be annoying her M Section neighbors anymore. It seems she already attended one obedience school but the lessons didn't take or she didn't do her homework and undisciplined Trudy fell into bad habits once again. Don't feel bad about it, Trudy. High school files are bulging with case histories of kids who couldn't cut the usual routine and needed special classes. Anyway, I decided it was time to get Trudy's version and embarked on a dogged pursuit of a genuine shaggy canine news story.

SHE PICKED UP HER CELLULAR PHONE after a few rings and said brightly, "Chuckie Charlie's Pizza Heaven — we bake, you take." I quickly recovered and identified myself.

"I gotta do the fake phone bit, you understand," said Trudy. "TV stations, dog book publishers, Ken-L-Ration people and a reporter from the National Enquirer have been driving me crazy. And if David Letterman's agent calls one more time I'm gonna recommend that he be debarked." I did my best to be sympathetic and after a few minutes of cajoling she consented to an interview.

"Bring about a quarter-pound of rare roast beef and a chunk of Canadian aged cheddar to tide me over until suppertime."

WE WERE SPRAWLED IN CANVAS AND WOOD beach chairs on Trudy's sun-warmed patio sharing the deli snacks.

"I guess urban dogs have it tough these days," she began. "But it does get boring out here in the backyard. All kinds of strange noises happen on the other side of the fence, jolt me awake a lot of times and I just feel compelled to say a few words. And then all the neighborhood cats stroll back and forth on the fence or on the carport roofs. Those fishbreaths know darn well I can't lay a paw on 'em. They love to taunt."

"Any other barking dogs around here?" I asked.

"Oh, I guess so, but either they're pretty mealy-mouthed about it or

else the neighbors have access to them for cordial relationships like a Milk Bone once in a while or a friendly scratch behind the ears."

"Are you looking forward to this high-tech obedience school?"

"SURE. I'M WILLING TO GO A FEW ROUNDS with some sort of post-graduate tutoring," she said, slicing a wedge from the cheese. "Nothing like good aged Canadian cheddar. It's a knack American cheesemakers haven't learned yet."

"I'm all in favor of obedience classes; after all, they're just as much for the owners as the dogs. What I'd like to see is obedience classes for certain species of humans."

"What do you mean by that?" I asked.

"I mean those who crank up boom boxes to the highest decibel and shake the walls of my doghouse with rock music. Or sit in their 'Trans-nics' with the volume knob at its limit. Then there're the car fanatics revving motors or squealing tires every time they take off or go around a corner. It seems to me these are unnatural noises compared to natural dog barks. But I may be biased in this."

I TRIED AS GENTLY AS POSSIBLE to tell Trudy that noise is noise, whether it's natural or unnatural.

"Yeah, but I read that community survey the guys at City Hall put out and I remember that the percentage of residents who agreed with the question that noise is a problem was only 25.2 percent while those that said it wasn't a problem totaled up 63.6 percent." Trudy had her face down cold.

"Yeah, but then they asked if barking dogs, vehicles and radios was the biggest neighborhood noise problem and 47.8 percent said it was and only 37.9 percent said it wasn't," I retorted.

"I resent being lumped in with cars and radios," she said. "They should have split that question into two or three parts. They didn't allow any input from us canines and we contend the results are skewed and thereby invalid because of this snub."

I BROUGHT THE CAMERA ALONG FOR A few photos but Trudy begged off. "I'd rather not until I check with my agent. He's setting up a studio date so we can turn out a bunch of 8 by 10 glossies with my autograph. You know how it is. He probably won't want to dilute the financial possibilities. He's also got a couple of writers working up a film treatment, maybe a mini-series. We hope to go into rehearsals this summer."

"Thanks for the beef and cheese. Hope you can put it on your expense account."



" I WANT TO KNOW. . . "

**Did that community survey done by City Hall
represent an accurate cross-section of RP? I heard
most of the responses came from the newer sections.**

It was probably more accurate than a majority of similar surveys because the response was a little more than 4,000 out of 13,500 sent out and that's a phenomenal response in surveys of this kind. As to the "accurate cross-section" part of your question, replies cut across every neighborhood with no one section dominating.

Biggest "turnout" was C Section with 11.6 percent of the total. Next was B (8.6), mobile home parks (8.5), G (8.2), H (7.9), A (7.6), F (6.7), D (6.5), E (6.2), L (5.5), M (5.0), S (5.0), R (1.3) and J (1.1). "Other or no answer" totals were 9.5 percent and outside Rohnert Park replies were 0.8 percent. That's a pretty good cross-section and any statistician would be happy with those figures.

It also reflects the number of years lived in Rohnert Park. Those

who've lived here less than five years totaled 34.6 percent; 10 or more years 32.9 percent; and five to nine years 25.4 percent. "No answers" were 7.1 percent.

The tabulated results also show that 71.1 percent own their homes and 26.2 percent are renters.

Age groups should also be mentioned since they play a role in the way the responses were formulated. The "thirty-something" (30 to 39) group's the largest with 29.3 percent response, followed by 40 to 49 with 21.1, 20 to 29 with 16.5, 50 to 64 with 16.3 and 65 and over with 14.7 percent. The under 20 group barely participated in the survey with only 0.8 percent.



LETTERS

Wednesday, January 31, 1990
Rohnert Park-Cotati Clarion

HARBERSON ON NEW CITY IDEA

Editor:

I enjoyed Jud Snyder's "Overheard" column of Jan. 10 regarding the proposal to build a new city near San Pablo Bay. The article reflected the proper tone of this entire process. Whimsical is the word that comes to mind when describing the discussion of this subject.

Only a few in Rohnert Park City Hall were serious about this "new city" idea. It appears to have been added to the general plan as an afterthought. Please check its position in the general plan. Nearby is an admonition to "vigorously enforce the 'no parking on street-sweeping day' traffic signs" in Rohnert Park. In addition, Lakeville Road was identified as "Lakeview Road."

The comments at LAFCO were largely good-humored and provided the levity required at the end of a dull bureaucratic meeting. Jud's tongue-in-cheek comment accurately reflected the tenor of discussion.

Saying that, there are serious land-use, environmental and agricultural questions regarding any proposal to place 40,000 people in the midst of productive agricultural land in Sonoma County. Indeed, the land at the intersection of Highway 37 and Lakeville Highway is not only valuable from an agricultural standpoint but is also virtually the last remaining undeveloped bay front in the San Francisco Bay Area. The Sonoma

County general plan realizes its importance. In addition, agricultural, environmental and open-space interests in Sonoma County consider this location to be a prime area for preservation.

Previously, the Sonoma Land Trust has preserved 540 acres as ag land in this area. On Jan. 19, I testified before the California Coastal Conservancy regarding the SLT application for Prop. 760 (Park Bonds approved in 1988) monies to acquire another 830 acres for wetlands and agricultural use in this critical corner of Sonoma County. The application was approved.

I fail to see how a 40,000-person city at this location would be compatible with the goals of preserving agriculture and maintaining the environmentally sensitive bay front in Sonoma County.

I must make at least one small correction to the otherwise fine column. It states that the intersection of Highway 37 and Lakeville is "nearby" Sears Point Raceway. This statement is untrue. Sears Point is some miles away. Perhaps Jud has mistaken the Lakeville/Highway 37 intersection for the intersection of Highway 37 and Highway 121, where Sears Point is located.

Again, as usual, I enjoy all Jud's articles.

James L. Harberson
Second District Supervisor



APPENDIX XI

**CITY COUNCIL
GENERAL PLAN MEETING**

February 12, 1990

The Rohnert Park City Council's review of the Draft General Plan began on February 12, 1989. Notice of the meeting was published in the Clarion. The meeting began at 7:00 p.m. and was held at City Hall, 6750 Commerce Boulevard.

The Mayor opened the meeting and declared that the purpose of the meeting was to listen to the public. Public comments addressed the following issues: the general planning process, creation of a new city, addressing the growth of SSU, development of a heliport, creation of an architectural review committee, limiting the height of buildings, creation of open spaces, the ABAG housing allocations, creation of an open space committee, wastewater treatment capacity, hazardous materials, Sonoma Grove, controlled growth, earthquakes, affordable housing, the tax base, water supply, commercial and industrial development, school facilities and the school bond, alternatives to the automobile, and annexation. When no one else wished to speak, the Mayor adjourned the meeting.

ROHNERT PARK CITY COUNCIL
ADJOURNED REGULAR MEETING
MONDAY, February 12, 1990

AGENDA

7:00 p.m. Call to Order, Pledge of Allegiance
Roll Call (Cochran_Eck_Hopkins_Spiro_Hollingsworth_)

NOTE: Time shown for any particular matter on the agenda is an estimate only. Matters may be considered earlier or later than the time indicated depending on the pace at which the meeting proceeds. If you wish to speak on an item under discussion by the Council which appears on this agenda, after receiving recognition from the Mayor, please walk to the rostrum and state your name and address for the record.

7:05 p.m. General Plan
1. Staff report
2. Review of the Planning Commission Draft of the General Plan
3. Review of General Plan Open House

7:30 p.m. Public appearances - for public comment on the General Plan

8:30 p.m. Review and amendment of the Draft General Plan
1. General issues
2. Land Use element
3. Circulation element
4. Housing element
5. Conservation element
6. Open space element
7. Noise element
8. Safety element

Adjournment no later than 9:00 p.m.

Rohnert Park City Council Minutes

February 12, 1990

GENERAL PLAN

Adj.Reg.Mtg.

The Council of the City of Rohnert Park met this date in adjourned regular session commencing at 7:00 p.m. in the City Offices, 6750 Commerce Boulevard, Rohnert Park, with Mayor Hollingsworth presiding.

Call to Order

Mayor Hollingsworth called the adjourned regular session to order at approximately 7:01 p.m. and led the pledge of allegiance.

Roll Call

Present: (4) Council members Eck, Hopkins, Spiro, and Hollingsworth

Absent: (1) Council member Cochran

Staff present for all or part of the meeting: City Manager Callinan, City Attorney Flitner, Planning Director Skanchy, Director of Public Works/City Engineer Brust, Director of Administrative Services/Assistant to City Manager Netter, and Assistant to the City Manager Leivo.

General Plan

Mayor Hollingsworth welcomed citizens to the City Council's first public meeting for the General Plan.

Assistant to the City Manager Leivo gave opening comments regarding previous public meetings and the Planning Commission Draft of the General Plan. He said that after Planning Commission closed its process, the City received additional comments which have been compiled and presented tonight for Council's review. He said that people should be willing to disagree without being disagreeable. Mr. Leivo reviewed highlights of the issues as a result of the input for the Draft General plan, explained how these comments were printed on multi-colored sheets for use at the Planning Commission's Open House for the General Plan on February 3rd and provided for tonight's meeting, and how said sheets worked in correlation to Draft General Plan. He stated that the major issue that needs to be resolved is how much growth will there be in Rohnert Park. Mr. Leivo explained the suggested procedure for tonight's public meeting and format as outlined on the agenda.

Discussion followed regarding the complexity of tying in addition Open House comments to Draft General Plan confirming these additional comments included proposals from a large variety of sources that came in after the Planning Commission had completed its process. Council agreed these additions

should be entered into the record as part of tonight's public meeting, as well as the letter received today and any other comments received as a result of the citizen's survey.

Mayor Hollingsworth said that the City Council is gathered tonight to hear public comments regarding the General Plan and that the purpose is not for the Council to engage in dialogue, but to listen to input. He said that Council would try to answer questions for clarity if desired, but would refrain from involvement in dialogue.

Open Public Meeting

Mayor Hollingsworth opened the public meeting at approximately 7:30 p.m. and asked if there was anyone in the audience wishing to speak regarding the General Plan.

- 1) Harvey Bell, 700 Lindsay Avenue, was recognized and commended the Planning Commission, as well as staff for efforts. He thanked all the residents that have been involved. He said that without the Sierra Club lawsuit, there would be no general plan. For that reason only it, has been worth having the lawsuit. He said that four months is not a long time for such a process. It takes time for people to know where they are going and some came late for input in the process. He referred to State's guidelines for a general plan. He said that more time should be taken since 120 days are allowed to complete the process. He said the maximum amount of time should be utilized so nothing is left out. Mr. Bell referred to a printed statement prepared in response to Draft General Plan, distributed to Council (a copy of which is attached to original set of these minutes) and explained the major issues therein.

Discussion followed in which a request was made for a roster of Concerned Citizens in order to know the number of people involved. Mr. Bell said he would have to ask the Concerned Citizens group for approval. Mayor Hollingsworth advised that each person speaking tonight could feel free to mention their affiliation, if desired.

- 2) Jim Clark, 80 Walnut Circle, was recognized and said he was not a member of Concerned Citizens but represented himself. He would like to see the word affordable put in under housing since young and old have to be taken care of whether we like it or not. He said that funds have been provided by President Bush, that there are 27 million in poverty in the U.S. and that it may be necessary for the City to set up a City housing group and consider selling bonds. We should not get into the short term leases like ten years and gave Copeland Creek as an example. He said that developers are needed and should not be turned away and that a ceiling should be put on growth and expanded on in the next general plan. Regarding conservation and open space, a cemetery could be put in and considered as

open space. He said he did not know what should be done about circulation since it would be 10 to 20 years before any circulation could be done on Highway 101 or light rail. He said he was not here to debate Harvey Bell's sheet but felt it contained a lot of improprieties. The City should not be in the realm of proposing other new cities. He commended the Planning Commission on a job well done, and said that at future Council meetings on the General Plan he would provide further specifics.

- 3) Mindy Young, Sonoma Grove/22 Barta, was recognized and said she was concerned about statements in the Draft General Plan about phasing out Sonoma Grove. Student housing is an issue that needs to be addressed. Sonoma Grove has a much different population than student dorms since they are older, not full time, and all low income. She proposed that the residents of Sonoma Grove be involved in the General Plan process regarding low income housing. They may have input regarding design. There are 150 dwelling units in Sonoma Grove that would probably not be able to afford such housing so without the Grove there would be many households that would become homeless. She thanked the Council for this opportunity to speak.
- 4) Chip Worthington, 8080 Mitchell Drive, was recognized and said that he has worked, pastored, owned homes, has had students in the school system and a wife who spends money in Rohnert Park and would like to see more shopping opportunities. He said that Rohnert Park could easily grow to 60,000, the City should beware of elitism, as part of a metropolis its an illusion to say we cannot have growth, and the City could have 50% more growth. He said the City should pay fair market value to developers for preserving open space and that green space is an illusion in our county. He said if affordable housing is wanted, he recommends subsidizing by a non-profit corporation. Without it, there would be no middle class but only rich and poor. He is for growth of the middle class. He said that in the next 10 years there's a need to consider social problems in the General Plan due to alcohol and drugs. Public Safety does a very good job, but if counseling is needed, a person has to go outside of Rohnert Park. He said regarding circulation that he would like to see a loop expressway or rail system around the City like San Jose's. He appreciates the City fathers' approach to problems being more like Ronald Reagan's in that much is done without necessarily writing it down.
- 5) Alice E. McAdams, 16 Alexis Drive, was recognized and said that she is a 45 year old student at SSU and that no matter what kind of low income housing is provided, she could not go to school and afford it. She said there are many working parents who are trying to put themselves through school in the same situation. Her plumbing works, she has a garden, and

regarding comments that trailers look dilapidated she said that Sonoma Grove has beautiful parks and is a peaceful place to study and live. She said that student housing was supposed to be provided all along. She has never heard if there's even such a plan for low income housing.

- 6) Patricia Cantu', #2 Alexis Drive, was recognized and said she's been a teacher's aid and had gone to Jr. College for three years but settled in Sonoma Grove for the past year and a half because it's the only affordable housing. She cannot get on the list for Section 8. Without the Grove she would not be able to study and teach as in the past, and that she loves her place.
- 7) Bambi Dennett, 5349 Daniel Drive, was recognized and said that the City has worked hard to efficiently and cooperatively update the General Plan. The lawsuit has slowed down the real work that needs to be done. She asked why hasn't the Sierra Club dropped its lawsuit and wondered if there's not an alternate goal. The real citizens of Rohnert Park are not members of the Sierra Club of which the majority live elsewhere. Outsiders think they're coming in to protect our town but the lawsuit should be stopped. She said if development had been held up like this over the years, we would still be in A Section. This has hurt in the loss of commercial development. She referred to several items on the flyer distributed by Concerned Citizens and closed in saying that the citizens of Rohnert Park should be given their true say in these matters and that progress has to go on.
- 8) Dennis Tatman, 1174 Santa Cruz Way, was recognized and said that the City has grown into a good place to live and listed advantages from schools to sports and recreation centers, parks, movies, YMCA, etc. The City has shown a lot of independence in the last 15 years. Some people have a hard time letting us go.
- 9) George Horwedel, 7660 Camino Colegio, said that the City had been warned about the lawsuit and that the recommendation of a citizen's committee had been tabled as Council could not decide on the size of the committee. He pointed out discrepancies in the time frames of the General Plan. It seemed to be backwards to designate permanent buffers by 1995. The greenbelt should be set and then we should determine land that would be developed for residential and commercial use. He said that the plan doesn't say Rohnert Park is in any danger of earthquakes but according to reports the City is in danger and needs to plan for a serious earthquake. He said that 4,000 to 5,000 alone would be homeless if a similar quake to Santa Rosa's last one hit. He thanked Council for this opportunity to speak.

- 10) Jim Thomas, 4405 Hamlet Court, was recognized and said that he has lived in a variety of places in the U.S. When he retired, he left his property in Texas and chose to live here because he liked the wide streets and parks. He hopes Rohnert Park continues to be a happy home for many people. He said he's a member of Concerned Citizens but was speaking for himself tonight. He said that the word affordable is loosely thrown around regarding housing, subsidized housing deteriorates fast as people do not take care of them, and we do not need to take government money for subsidizing housing. He said he would like to see this community continue to be a good place to live.
- 11) Herb Ray, 1383 Middle Brook Way, was recognized and said he decided Rohnert Park was a nice place to live and came here about a year and a half ago. We owe much to developers, planners and the City Council. He said the Concerned Citizens want this empty and that empty and so many restraints, He said the Concerned Citizens want so many restraints, but how will we pay the bill except from development or residents. A tax base is needed to bring in the good things that we want. There will have to be give and take in this matter. There is still resentment in him that such a small number of people have caused so many problems and so much cost. The residents should take over and not let outsiders bulldoz and take over. He said he thought the City would continue to do a great job.
- 12) Jake MacKenzie, 1536 Gladstone Way, was recognized and said he was Interim Vice President of Concerned Citizens but that his remarks tonight on the General Plan were his own. He said that a great amount of work has gone into the plan, that we have seen some real progress, and that full citizen participation has occurred. The end results have surprised us all but we still have a long way to go. He said that as Earth Metrics gets involved the draft EIR will need to be considered regarding the recommended changes. The 120 day time frame to is actually a short time for all the State requirements to be met. The Council should remove any objectives from the general plan that go beyond 1995 since it does not seem appropriate to consider beyond 1995. He said there are mechanisms that could be used in the next five years to draw up a plan thereafter. He said that to have neighborhood meetings should be added in the General Principle. Regarding Land Use objectives, additional single family dwellings should not be built on the northern boundary as in Cannon Manor. There needs to be a discussion of the purpose of the school bond issue. Boundaries need to be identified within the context of a new general plan. He said there seems to be a contradiction regarding upgrading or planned growth at some time in the future versus retaining a small town atmosphere. On the Conservation Element, Mr. MacKenzie said the water supply objectives and the expansion of wastewater treatment

capacity and pumping capacity implies growth promotion. We should add toxic data. He suggested that the creeks be considered for adoption by children as part of an environmental educational program. He said in closing that the plan should talk to the year 1995, no more, no less as Council goes through it line by line. In response to a question from Council regarding a number for growth control, Mr. MacKenzie said it would have to be limited. He asked if the City would be able to dispose of its wastes through the year 2,000. He would suggest that the pace of growth should relate to public facilities with a modest increase over the next 20 years. The growth in the next five years should be set down in the general plan, but he could not give an exact number.

- 13) Barbara MacKenzie, 1536 Gladstone Way, was recognized and said she was concerned about the polarized atmosphere but believes that all things are possible. She's never been involved like this before and thought that in requiring a complete review a consensus can be reached. Things that are happening presuppose growth like the school bond, additional space for City Hall, and wastewater capacities. The survey indicated that people want to control growth. There are mixed messages in the plan which don't clearly express whether it is long term or short term. She personally would like to know the ultimate size.
- 14) Beth Robertson, 4722 Fairway Drive, was recognized and said that officials were elected to quickly handle these decisions. That was the purpose in electing them. She is tired of spending her money in Santa Rosa and driving on clogged Highway 101. She said light industry and commercial development is needed and that the architectural committee would bog down the process. The plan should look beyond five years to handle the growth that's ahead. She would like to see her family stay here. Safety needs to be provided for circulation and funds for transportation improvements come from developers.
- 15) Leffler Brown, 4438 Hollingsworth Circle, was recognized and said that he was Chairman of the School Bond Committee. The letter circulated by Concerned Citizens includes false statements about the school bond issue. The school bond is designed to serve students for buildout in the city limits and for the existing population including the new school needed in M Section, libraries, storage for teachers, computer rooms. The Jr. High and High Schools are not adequate for upcoming students with no new growth. An article in yesterday's Press Democrat said that California ranks last in the U.S. on the percent per capita spent for public schools. The thousand new class rooms that were built in the State in the 80's is still not enough. The State faces twenty years of neglect. The

State Department of Finance projects a 1.4 million endowment increase by the year 2,000 and that 11 billion dollars will be needed just to house those students. The money must come from bond issues, and the effort now is to try and raise that money needed. He said that 85 million dollars is needed for the existing educational needs. If we don't invest in education, we might as well throw it all away. He confirmed that the last three schools built in Rohnert Park were financed through development fees. Said fees won't be able to handle it in the future.

- 16) Anella Barbour, 7367 Belita Avenue & 4100 Snyder Lane, was recognized and asked why are people coming from the outside telling us what to do. There are parks and schools in every section. The tax base from a shopping center is needed. We should not get bogged down with details. We did it twenty years ago and we can do it again.

Council concurred to continue public meeting until 10:00

Recess

Mayor Hollingsworth declared a recess at approximately 8:55 p.m.

Reconvene

Mayor Hollingsworth reconvened the Council meeting at approximately 9:05 p.m. with all Council members present except for Councilman Cochran.

- 17) Coralia Serafim, 761 Lincoln Avenue, was recognized and said she is glad that the Planning Commission has beefed up the environmental section of this plan and regional input has been solicited. The review process needs to be more thorough. She's glad to hear all the different points of view. All points should be considered and people need to listen to one another. She said that it's crucial to have a formal growth management plan. Growth can't be stopped but needs to be done responsibly. The EIR should be taken seriously. She supported alternatives to automobiles including bike paths and rail. There's a need for low income housing. Sonoma Grove provides diversity of housing which should be encouraged. She would be willing to pay to reserve open space. Options need to be studied such as how much it costs and how to get the money. She said the survey gave no option for growth of less than 40,000 and believed a good majority would go for less. The plan needs to be internally consistent.
- 18) Tom Roberts, 4655 Willis Avenue, was recognized and said he owns property on the north side of the City. He would like to see the City annex more area and he complimented the City on fine building that has taken place. He said he would like to get the same treatment that others receive. If the City annexes a street it should take in properties contiguous to the street. He asked to be annexed in and was turned away while others came in behind him and were annexed. He said people should pay for open space rather than steal it through

zoning just to provide visual relief for the motoring public on Highway 101. A big price would be paid by those who paid for what they have and then are not able to develop their property. Rohnert Park's Planning Department has built a beautiful city. This City is made up of doers. He would like to see them develop the whole north Bay Area because such a great job has been done. He issued a challenge to the Sierra Club to quit cheating Rohnert Park citizens and withdraw the lawsuit. He would like to see everyone work together so no one is forced out. It is a supply and demand economy in there is a big demand for housing and a low supply.

- 19) Michael Tippet, 31 Alexis, was recognized and said that he's a student from out of town who decided to live at Sonoma Grove because it's more affordable than the dorms. The dorms are \$300 or more a month while the Grove is only \$140. He said that low income or affordable housing could bring in different types of people. Sonoma Grove is an intellectually challenging place to live. Dilapidation is a matter of opinion. He finds his trailer beautiful. If people moved from Sonoma Grove, would there be other affordable housing. Tract housing is all the same with no trees and nothing identifiable but Sonoma Grove has developed an identity of its own.
- 20) Dale Trowbridge, 6039 Elsa Avenue, was recognized and said he's a member of Concerned Citizens and that he was amazed to see how many responded to the survey. It needs to be taken seriously. It is the Council's job to sort out the contradictory responses. He said there's a lot of diverse things in the survey such as requests for more commercial development and also a strong statement to remain a town rather than become a large city. Open space is wanted and must be part of the plan. It doesn't really matter if we want buffers if this place is swallowed up by others. Development of community buffers has to be a part of the plan if an area is to retain any open space at all. He said that owners should be properly paid for land that provides open space. He could never return to the congestion of Southern California. Aggressive decisions need to be made to determine what the City's future will be.
- 21) Frank Willis, 44 Vanda, Sonoma Grove, was recognized and said Sonoma Grove provides diversity in cost of housing. There is mix of people in the Grove with low incomes including nurses, teachers, and single parents with no place else to go. He said there's a lot of civic pride in Sonoma Grove. It is a nice community, safe for children and a place where low income people can take care of themselves. He invited everyone to walk through the place to see how nice it is. It is like an oasis. He said a problem would develop if people had to

move out of Sonoma Grove. There is a need to provide housing for low paid workers. The residents of Sonoma Grove are civic minded which would not happen in Section 8 housing. Closing Sonoma Grove would only increase the chances for homelessness or cause people to leave the county. He said that technical assistance should be provided to Sonoma Grove like other mobile homes.

- 22) Tracy Fields, 742 Racquet Club Circle, was recognized and said that she was currently looking forward to purchasing her first home in Rohnert Park. She is among the group that represents the future. She said if growth is halted many young people would not be able to reach their goals or partake in the future of the City.
- 23) Gerald Griffin, 1514 Garfield Court, was recognized and said he really liked the quality of life present in Rohnert Park. The quality of growth needs to be retained as well as open space.
- 24) John Unguren, 4380 Fairway Drive, was recognized and said his wife and family have lived here since 1981. He thinks the City has done a fantastic job with the planning process and would expect the same in the future. He said he wanted to develop a spirit of cooperation. The lawsuit should be removed and everyone should work together to solve problems. He said everyone needs to supply input for the future development including developers and the City Council. Without the developers there would not be anyone here. He took offence to the white sheet distributed tonight that stated under Land Use "'residents", not "the City or Developers" should decide how big or fast our city should grow'. He said the planning process should look beyond 1995. No more time should be wasted with new city ideas. There has been reasonable, controlled growth and it should continue.
- 25) Charlie Artman, 25 Alexis, Sonoma Grove, was recognized and said he would wait to give his comments at the next meeting.
- 26) Robert Davis, 53 Varda Street, was recognized and said he's an artist who has worked for the past 30 years in many places and was also an actor. He said he moved to Sonoma Grove in 1982 and there seems to be a monster lurking around there. They will be eaten by developers who have forgotten that we are people, too. We've been attacked for years but the deal's been done and greed is the reason. For the most part people in Sonoma Grove want to keep the place intact and would like to be left alone and let us live.
- 27) Ray McKenzie, 7729 Montero Drive, was recognized and said he was concerned about stopping projects like the Price Club. He could not understand the difference between shopping in Santa Rosa and flushing toilets there or doing the same here. He said that building permits are where the money comes from for

education. It doesn't come from those not working here and not involved in development. He said progress can't be stopped and people can't be stopped from coming to Rohnert Park.

- 28) John Giertz, 455 Alta Avenue, was recognized and said that an architectural design review committee should not be established. Santa Rosa and Cotati have had such committees and did not work well. There were too many people involved. Rohnert Park gets things done. He said planning can't be stopped after five years because things would come to a complete halt and a five year plan would fall on its face. The City has to go on toward its goal to develop because of the need to go forward and not backward.
- 30) Dawna Gallagher, 7342 Rasmussen Way, was recognized and said she is a residential real estate agent. There is a housing crisis in California. It is the worst state as far as affordability is concerned. She expressed concern about considerations for mass transit and asked who would ride it. She said she was from a southern California community where development was halted. It seemed to work for a certain period of time but soon development was forced by default. Four motels were built within 3/4 miles. She said a tax base needs to be created. Employees at State Farm and Hewlett Packard cannot buy homes here. She said there's a need to balance jobs and housing. The only way it can be done is in other ways like subsidies. There will be rewards for those cities that plan and develop low cost housing. The cities that don't will suffer.
- 30) Dennis G. McCormack, 1431 Jasmine Circle, was recognized and said he would be willing to pay for his part of a regional park on Snyder Lane across from the new church development. He said he's not against another golf course if it's wanted. He would like to see another regional park which should be planned now while the land is vacant. He agreed that the Sierra Club should drop the lawsuit and that everyone should work together. He was a member of the Sierra Club but dropped out when he heard about the lawsuit. He said he has nothing against the people at Sonoma Grove and that those concerned about the condition of their housing should go out and take a look at the place.

There being no one further desiring to speak, Mayor Hollingsworth closed the public meeting at 9:50 p.m.

Councilman Hopkins said that he attended a meeting for the Association of Bay Area Governments (ABAG) last week in which it was pointed out that an effort is being made to give regions planning powers. If responsible planning is not done at the local level, the State will do it. Those who have been critical of what Rohnert Park has done, won't like it. Such action is not far away if we don't get our act together.

Discussion followed regarding the need for affordable housing, the affect of building restrictions and the planning process on the cost of housing, and affordable high density housing. It is imperative to look beyond 1995. There is a need to be assertive regarding things like the wastewater plant. Everyone should work together to accomplish what's necessary.

Mayor Hollingsworth complimented the audience for the way they handled themselves tonight.

Adjournment

There being no further business, Mayor Hollingsworth adjourned the public meeting for the General Plan at approximately 10:00 p.m. to be continued on February 20, 1990 at 7:00 p.m.

Deputy City Clerk

Mayor

Discussion followed regarding the need for affordable housing, the affect of building restrictions and the planning process on the cost of housing, and affordable high density housing. It is imperative to look beyond 1995. There is a need to be assertive regarding things like the wastewater plant. Everyone should work together to accomplish what's necessary.

Mayor Hollingsworth complimented the audience for the way they handled themselves tonight.

Adjournment

There being no further business, Mayor Hollingsworth adjourned the public meeting for the General Plan at approximately 10:00 p.m. to be continued on February 20, 1990 at 7:00 p.m.

Deputy City Clerk

Mayor

★ ★ GENERAL PLAN MEETING ★ ★
February 20, 1990
Rohnert Park City Hall

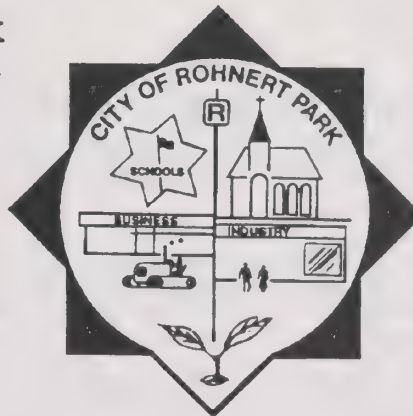
An Open House Meeting was recently held on February 3 to obtain public input and comments on the update of the Rohnert Park draft General Plan. The City Council held a meeting on February 12 to review the Plan and obtain additional public comment.

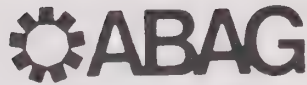
The Rohnert Park City Council will conduct a General Plan Meeting on Tuesday, February 20, 1990, at 7:00 p.m. in the City Council Chambers at 6750 Commerce Boulevard.

Copies of the draft General Plan are available at the Rohnert Park Planning Department at City Hall for review.

1990
ROHNERT PARK
GENERAL PLAN
MEETING

TUESDAY,
FEBRUARY 20
7:00 P.M.
CITY HALL
6750 Commerce
Boulevard
Council
Chambers





ASSOCIATION OF BAY AREA GOVERNMENTS

Mailing Address: ■ P.O. Box 2050 ■ Oakland, CA 94604-2050

February 5, 1990

Carl Leivo
Assistant City Manager
City of Rohnert Park
6750 Commerce Blvd.
Rohnert Park, CA 94928

Dear Mr. Leivo:

This letter responds to your question about the relationship between the housing element of your general plan, the housing needs determinations process and limited development opportunity due to wastewater treatment capacity in Rohnert Park.

ABAG's housing needs determination process was completed in January of 1989. It should be noted that the state law now specifically forbids a council of governments from considering in its determinations local government ordinances that restrict the number of residential permits that may be issued annually.

If there is limited wastewater treatment capacity within Rohnert Park, this should be dealt with in the housing element of the general plan as a local constraint. As indicated to you in correspondence from the state's Department of Housing and Community Development, it is recommended that the housing element contain a full discussion of the processes used to establish capacity allocation on both a regional and local level. The element should also identify programs to mitigate or eliminate this constraint where appropriate and legally possible.

If you have any additional questions please let us know.

Sincerely,

Gary Binger
Planning Director



SONOMA STATE UNIVERSITY

The President
707 664-2156

1801 East Cotati Avenue
Rohnert Park, California 94928

Council: Correspondence	X
Copy to ea. Councilman	X
Copy to CL	X
Copy to	
Copy to 2/17/90	Sub

February 9, 1990

To: Professor Rick Luttmann
Department of Mathematics

From: David W. Benson
President

Subj: Long-Range Planning for Rohnert Park

I appreciated your letter of February 6th about the Rohnert Park General Plan.

I am not sure what Mr. Skanchy had in mind when he spoke to you, but you should be aware of the following:

I have had several meetings with Mr. Skanchy and other members of the Rohnert Park leadership regarding the future development surrounding the campus.

I had been asked and had agreed to serve on a five-member citizens committee to oversee the general plan revision. However, the City altered the approach and decided to have the revision done by staff with appropriate public comment.

Our Environs Plan which was developed a couple of years back was officially conveyed to the City of Rohnert Park and the planners are thoroughly aware of our interest in appropriate development north of Copeland Creek.

The draft version of the General Plan was sent specifically to the campus for comment and we officially responded with comments.

Although I live in Rohnert Park and would have attended the public meetings, I had other obligations in conflict with each meeting. I did, however, respond to the questionnaire sent to residents before the General Plan draft.

I have been told personally by Mr. Skanchy that the current revision of the general plan does not deal with any areas outside the current city boundaries. Our University position is that we have a deep interest in all developments surrounding the campus and we will pursue that interest vigorously when the city contemplates further annexation.

Both of the developments that are occurring south and west of the campus have provision for some multiple dwellings and we have been in contact with Mr. Skanchy and others to try to assure that the multiple units will be designed to serve future students.

Benson/Luttman
February 8, 1990
Page 2

I share all of this with you so you may be assured that the University has done and will continue to do everything possible to influence the planning of Rohnert Park so that the concerns of the University are given appropriate consideration.

From my perspective, I believe the University has very fine communication with the City and I have every assurance that Mr. Skanchy will continue to keep the University informed as future developments occur.

cc: (with Luttman letter)
Mr. Paul Skanchy
•Mr. Pete Callinan

SONOMA STATE UNIVERSITY

FEB 7 - 1990

Sonoma State University
Darwin 128

Office of the President

Mathematics Department
707-664-2368

M E M O R A N D U M

6 February 1990

To: President David Benson
From: Rick Luttmann, Professor of Mathematics
Re: Long-Range Planning



On Saturday, 3 February, I attended a citizens hearing on the City of Rohnert Park's General Plan. I spoke on what I perceived as the City's blatant disregard of the existence of the University on its borders (being careful of course to indicate that the opinions which I expressed were my own and not necessarily representative of the official position of the University).

I was approached later by Paul Skanchy, the City's planning director, who told me that it was his impression that it was the University which had been blatantly disregarding the City in the long-range planning process. He noted that, for example, neither you (though a resident of Rohnert Park) nor any other administrator nor any official representative at all had come to that day's meeting to represent the University's views.

It appears to me that there is clearly a breakdown of communication here. It also appears that this breakdown could have unfortunate consequences all around if it isn't remedied. I know that this is of particular concern to other faculty -- for instance, David Van Nuys was at this particular forum also; and ASCAC (at the meeting prior to the recent one which you attended) has chosen to include in the charge to its long-range planning subcommittee a directive to consider the impact of the growth of the University on the surrounding community.

May I be permitted to suggest that it would be appropriate to designate a member of your Administration (such as Jane Milley, for instance) as an official liaison between the University and the City to work with Paul Skanchy and his staff on a coordinated plan for development in the vicinity of the University? I am sure that I speak for most of the staff and the students in saying that we would hope to avoid in the future disasters like this subdivision developing on our southwestern flank, which is totally inappropriate to a University environment. It not only fails to incorporate any aspect of development that might be of service to the campus community (eg, affordable housing for students, commercial outlets such as cafes and bookshops, etc), but it puts us on a direct collision course with the future residents of that area, whose vision of its destiny will undoubtedly be different from ours.

JUD SNYDER

Dear Editor: Please print the following article as soon as possible. Thank you
From: Harvey Bell, Rohnert Park Resident

ROHNERT PARK CITY COUNCIL FOUND GUILTY / SIERRA CLUB WAS RIGHT

Superior Court Judge Lawrence Sawyer, after nearly three months of study, announced his findings that the Sierra Club was right in its suit and that Rohnert Park's General Plan was not in compliance with the law and that proper environmental review was not being done prior to approving new development there.

The verdict declared that every element of the general plan was outdated, inaccurate, inconsistent and out of compliance with the law. These elements include guidelines that, when followed, allow us to develop a well planned and healthy city for the future. The Rohnert Park City Council was not properly or legally being responsible for the planning of Land Use, Traffic Flow (Circulation), Housing, Conservation, Open Space, Noise and Safety. In fact, Judge Sawyer added that they "abused their discretion".

As a result of the verdict against the city, Rohnert Park now has 120 days to update its General Plan and bring it in compliance with the law. In the meantime, no approval of any significant development project, zoning changes or subdivision changes can be given until the General Plan complies with the requirements of the law. The Price Club and any further development in the Northwest Program area can not proceed without proper environmental review and a legal General Plan. (the Good Night Inn, Red Lion II expansion and Roberts Lake Road extension, already in progress, may proceed.)

What this means is that a thoughtful, mainstream judge, a former District Attorney, after thorough evaluation confirmed that there are serious deficiencies in our City Council. They did not comply with the laws designed to protect the health of our city in the future. They hindered our progress in commercial development, thus stopping the addition of potential tax revenues. They abused their discretion, in favor of the wishes of outsider developers. They did not provide good and legal planning in Rohnert Park.

Our City Council had advice from their own City Attorney - they ignored it. They also ignored requests from residents. Then Mayor, Charlie Cochran, who as a lawyer should be knowledgeable of proper legal conduct, even denied people their right to speak during Council discussion. Thanks to the Sierra Club and local residents, this "Outlaw Council" was brought to account for refusing to obey the laws.

The Sierra Club's win in this case is a win for the city - the real city, not the council members who respond only to developers wishes. It is a win for the people who live here who are tired of traffic congestion, noise and overcrowded schools and who want to save and permanently protect the open space around our city. Thanks to the Sierra Club, we residents get to participate in the updating of our General Plan, a process that our current City Council did not want us to do. They have been shutting people out of local government long enough. the Sierra Club helped open the door.

It is now time to keep the door open; to have the future of Rohnert Park really be what the residents want it to be - a healthy city for the future. It is time to start looking ahead to replacing Council members who opposed following the law - replacing them with good, law abiding people who care about what residents want and who are not responsible to outside developers.

please see page two

, Dear Editor, From Harvey Bell, page two

Our "Outlaw City Council" cost us the Price Club. If left unchecked, they would also have cost us all the open farmland that surrounds us. It is the local residents who deserve to have the final say in the future of our city. Two great opportunities exist to express our desires: the City Council hearing Monday, February 12th at 7:00 pm at City Hall where people can tell the Council what they want for the future of their city; and the November election where two new City Council members can be elected who will more fairly, and legally, represent the true will of the people.

Thanks to the Sierra Club, the residents of Rohnert Park can now reclaim their city and insure the future of the lifestyle and quality of life that they desire.

February 8, 1990

Jud,
Please print as
an article or include
info in yours.

Thank.

Harvey

Copy also given to David

ps-

XI21

It's now Judges 2 and RP 0

Sawyer rules in favor of the Sierra Club

By JUD SNYDER

Right on the heels of a judicial decision that kayoed Rohnert Park's mobile home rent control ordinance, another decision flattened the city's old general plan and put a stop to "further significant development" until the new GP is approved.

The effect of Superior Court Judge Laurence Sawyer's decision handed down Wednesday has already chilled three "significant projects." At last night's Planning

Commission meeting, City Attorney John Flitner advised that negative declarations prepared for the widening of Redwood Drive, a pedestrian and bicycle bridge over Five Creek, and the development of a new civic center with 5-story City Hall, be pulled from the agenda. A negative declaration simply states a full-blown environmental impact report (EIR) is not needed. In light of Judge Sawyer's decision, the three member commission agreed with Flitner's suggestion.

The Sierra Club and Rohnert Park resident Harvey Bell filed suit against the city to stop development in the northwest corner of the city on both sides of the Wilfred Avenue overpass, and the construction of a Price Club discount store on RP Expressway west of K-Mart.

"The court has reviewed the administrative record and concludes that the Rohnert Park General Plan does not substantially comply with State law and that a limited moratorium on further significant

development...is appropriate until such time as the City has enacted a General Plan which complies with the Planning and Zoning law," said Judge Sawyer in his 13-page decision on the Price Club suit.

Much the same was said about the northwest RP area. However, the Good Nite Inn, expansion of Red Lion Plaza shopping center, and the construction of Roberts Lake Road to connect Golf Course Drive with South Santa Rosa

See JUDGES, Page 2

2 Friday, February 9, 1990
Rohnert Park-Cotati Clarion

JUDGES

From Page 1

Avenue were allowed to proceed.

"The next step is the city's decision," said Trent Orr of San Francisco, attorney for the Sierra Club. "I'd be real surprised if they decided to appeal."

"The decision (Sawyer's) is a signal to the city: it needs to get its act together," said Orr. "It's time for a new era of planning in Rohnert Park. The Sierra Club and the group, Concerned Citizens, will be looking very carefully at the new general plan."

Flitner, saying last night he "only had time to read the decisions once," said, "I don't know about an appeal. We'll take it up with the City Council Tuesday night."

"Thanks to the Sierra Club, we residents get to participate in the updating of our General Plan, a process that our current City Council did not want us to do," said Bell. "They have been shutting people out of local government long enough. The Sierra Club helped open the door."

Added Bell, "It is time to start looking ahead to replacing council members who opposed following the law - replacing them with good, law abiding people who care about what residents want and who are not responsible to outside developers."

Mayor Art Hollingsworth said last night, "I just found out about the decision. We'll be reviewing it with the city attorney. I haven't

seen the decisions, so I really can't comment at this time."

"Our 'Outlaw City Council' cost us the Price Club," said Bell. "If left unchecked, they would also have cost us all the open farmland that surrounds us."

RP council meets

Rohnert Park's City Council will be in session on both Monday and Tuesday nights next week in City

Hall.

Monday's session is a public meeting on the city's updated general plan, beginning at 7 p.m. Council members will be reviewing the Planning Commission's draft of the plan and then listening to public comment from the audience.

The review process takes on added importance in light of Judge Laurence Sawyer's decision Thursday that upheld the Sierra Club's lawsuit against the city, based on alleged deficiencies in the previous general plan.

Monday's meeting will adjourn no later than 9 p.m.

Tuesday's the regular meeting night for the council at 7 p.m. and it also includes the annual "mock City Council" meeting, an exercise in municipal government that involves local Boy Scouts. The agenda also will find council members talking about Department of Public Safety proposals that would permit the city to recover expenses in responding to driving under the influence incidents and false alarms for burglary, robbery and fires.

The council will also be discussing a replacement on the Planning Commission for Jim Davis, who retired because of ill health.

Judge bans new building in RP

Environmental laws violated

By MIKE McCOY
Staff Writer

New developments are banned in Rohnert Park after Superior Court Judge Laurence Sawyer found the city guilty of violating environmental laws and imposed a three-month building moratorium.

Sawyer, in two rulings filed Thursday, issued an injunction ordering the city to stop approving any significant development project, zoning change or subdivision map until the city's 17-year-old general plan is modernized.

His decision is a victory for the Sierra Club, which last year filed two lawsuits against the city. The suits claim the city ignored environmental laws by approving developments in the city's newly annexed northwest corner and Hugh Coddington's 72-acre regional

shopping center.

"The city would just be asking for trouble to approve any noteworthy development in the face of the order," said Bob Barbor, vice president for Coddington Enterprises, the city's largest commercial developer.

In most of the city, developments already approved can be built. Only those awaiting permits are frozen. Planning officials could not name the projects on the drawing board that would be affected by Sawyer's moratorium.

Developments in two sections of the city triggered the Sierra Club lawsuits. Those areas remain under a total building ban, except for structures actually under construction when the first lawsuit was filed in September 1989.

That means the Good Night Inn, a 123-room motel, and the extension of Roberts Lake Road can go ahead because they were under way. But the controversial Price Club cannot be built. Also stalled is

See Ban, Page A19

THE PRESS DEMOCRAT, FRIDAY, FEBRUARY 9, 1990

Ban

Continued from Page A1

a 110-room Super 8 Motel and several service stations proposed for construction in the northwest area.

"This sends a very strong message to the City Council and to the people of Rohnert Park what's been going on and how bad it's been. This isn't just some technical violation," said Sierra Club attorney Trent Orr.

Orr said Sawyer's ruling wasn't generally a surprise, but the breadth of his decision was.

City officials declined to comment.

Sawyer in previous rulings had declined the Sierra Club's request to extend the building moratorium over the entire city.

Both Sierra Club suits contend the approvals were based on an out-of-date general plan.

Harvey Bell, a Rohnert Park resident and co-plaintiff in the case, said, "What this points out is the judge recognizes the city favored the developers and their plans instead of ensuring a safe and healthy community."

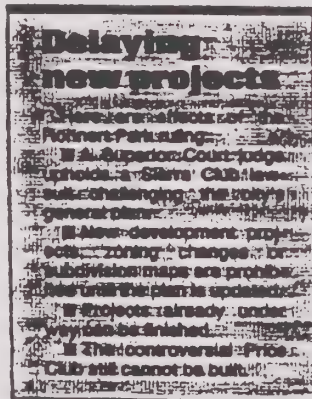
Bell said Sawyer's decision will be the cornerstone of attempts to unseat Mayor Art Hollingsworth and Councilman Charlie Cochran — both supporters of the contested developments — who are up for re-election in November.

"Why re-elect someone who refused to follow the law?" Bell asked.

The Sierra Club's case was bolstered significantly when City Attorney John Flitner warned city leaders in September 1988 that they could face a building shut-down if they didn't update their general plan. They didn't.

Sawyer, in his ruling, said every part of Rohnert Park's general plan is out-of-date and the city's environmental reviews were too brief on several large-scale projects.

Sawyer's tentative rulings on the Sierra Club's behalf last September and October resulted in the City



Council adopting a fast-track plan to update the plan by last month, a deadline they missed.

Under Sawyer's order, the city has four months to completely overhaul its 1973 general plan — a process already half completed.

The City Council will begin its review of the draft update at 7 p.m. Monday.

"I think he saw how bad things were once he had a chance to get into the law and see how bad the general plan was and how bad they have done with their environmental compliance," Orr said.

City officials declined comment on fallout from the moratorium.

Several phone calls to Flitner went unanswered this week.

City Engineer Ron Brust, acting as city manager while Pete Callinan is on vacation, declined comment and said he ordered Flitner not to comment.

Hollingsworth, who said he had not seen the ruling, also declined. "We referred it to the city attorney. As soon as he reviews the ruling and reports to the City Council, then we'll make a statement."

Besides the injunction and the order that Rohnert Park have its plan updated within 120 days, Sawyer also indicated the city may need to do supplemental or full-blown environmental impact reports to bolster ones previously

done on both the 78-acre northwest corner and Coddington's 72-acre regional center.

Sawyer said the city had not done the "in depth review" needed in its rush to approve a Price Club and other major commercial projects for the Coddington site.

Price Club, expected to generate \$500,000 to \$1 million in annual sales tax for the city, last October pulled its plans to develop a 27.5-acre center within Coddington's 72-acre site.

"We didn't see any end in sight to the litigation," Price Club Vice President Joseph Satz said then.

Bell, fighting accusations it was the Sierra Club that cost the city Price Club, said Sawyer's decision makes clear "it was the illegal activities of the City Council that cost us Price Club."

Despite Price Club's decision, Coddington previously indicated the company might eventually return to build a 108,000-square-foot Price Club, a 50,000-square-foot Levitz Furniture Store and a 100,000-square-foot Homeclub within his center.

Barbor said Price Club remains "noncommittal at this point."

"They haven't said they would never build a Price Club store in Rohnert Park and I don't know that they have any probable alternatives in the area," he said.

City Planning Director Paul Skanechy was unable to name any "significant" projects the moratorium might delay.

"I don't know until Flitner interprets to us what can and what can't go forward," he said.

How quickly Rohnert Park can get the injunction lifted will depend on its current general plan update, a process even some of its detractors from a few months ago say has gone better than anticipated.

Bell said under the Planning Commission's guidance the process "seemed to be responsive to community input."

"But there wouldn't have even been a process if the Sierra Club suit hadn't happened," he said. "The City Council was happy to put the process on hold forever."

RP mum on ban developers unfaz

Council to review revised general plan

By MIKE MCCOY
Staff Writer

ROHNERT PARK — City officials Friday remained silent on how a judge's building ban will affect their city but several developers don't appear to be too worried by the four-month freeze.

"There isn't a hell of a lot going on there now anyway because of the sewer situation," said Hugh Coddling, Rohnert Park's largest commercial developer.

Superior Court Judge Laurence Sawyer ruled Wednesday on behalf of the Sierra Club which contends the city violated state environmental laws and approved projects and environmental impact reports based on an antiquated general plan.

Sawyer ruled the city's 1973 general plan inadequate and ordered the building ban on all new developments pending completion of an updated general plan — a process already half completed.

The City Council will begin its review of the revised plan 7 p.m. Monday at city hall.

City Attorney John Filtner on Friday continued to refuse to return numerous Press Democrat phone calls but did warn the city's Planning Commission Thursday to watch its step in light of the court decision.

"He said with the way the judge has ruled he's (Filtner) not sure if we can do these projects or not," said Commissioner Mike Mullins.

The commission, at Filtner's suggestion,

postponed action on three negative mental declarations on proposed Redwood Drive, build a pedestrian and construct a \$15 million city safety complex.

"He asked the commission action and continue those items meeting until he has a chance judge's ruling to see if it environmental approval," said Director Paul Skaachy.

Sawyer specifically bans all "further approvals of any significant project, zoning change or map" pending completion of a new general plan.

Sierra Club attorney Trent interpretation is Sawyer's on affect any projects previously the city that were not directly either of the club's two lawsuits.

Those targeted in the Sierra lawsuits — Price Club's 27.5-acre center and a 110-room motel, stations and restaurants in the west corner — will remain blocked previously approved by the city.

Other developments contest Sierra Club — construction of Good Nite Inn and the Robert extension both in the city's north — can proceed because both construction when the lawsuits.

Except for those, Orr said "decision) isn't going to undo any City Engineer Ron Brust, manager with Pete Callinan, also remained tight-lipped Friday.

"I don't know what the ruling

See B



Workers plaster the facade of the Good Nite Inn in Rohnert Park. Despite a building ban, motel construction can proceed, a judge ruled.



Construction of Price Club's shopping center in Rohnert Park has been halted by a judge's ruling.

Ban

Continued from Page B1

we got a definition from Flitner on what projects are and aren't affected, I'll tell you. Right now I don't know," he said. Brust said Flitner will advise the council at Monday's meeting.

Brust also said he didn't know if Sawyer's ruling will affect developments approved by the city but which have not yet paid for building permits, like Coddling's 230-unit senior citizen's apartment complex.

"It depends on how it's interpreted," he said.

But several major Rohnert Park developers, both commercial and residential, aren't fazed by Sawyer's decision.

Only Price Club's development on Coddling's 72-acre regional shopping center site is affected for him, Coddling said.

Coddling thinks the apartment project, on which groundwork has begun, will be able to proceed.

He said the city's limited unused sewer capacity "is a lot bigger consideration" since it's expected to continue to curtail the city's ability to build through 1995 when more capacity is expected.

"This is just a harassing move in comparison," Coddling said of the Sierra Club's attack.

Jim Redding, co-owner of the

65-acre Western Business Park, said Sawyer's order could "slow down" or even sabotage plans he hopes to submit for a 10,000-square-foot office building.

"We have a user for it," Redding said, but he also admitted he could lose the client due to the building ban.

"We have to have it under construction by May 1 to have it completed by their timetable and we haven't gotten any city approvals yet," he said.

Phil Trowbridge, vice president for Condiotti Enterprises, said the city's largest homebuilding company also won't be affected.

"We're in kind of a slowdown anyway. We're just finishing up our projects from last year," he said.

Trowbridge said Condiotti won't be building in Rohnert Park this year, since only McBall Corp. and Coddling received residential building allocations due to the limited sewer capacity.

McBall already paid for its building permits.

Jimmie Rogers, a developer and real estate broker, said "I don't see where it will affect anything."

Rogers said Sawyer made his intentions known last November when he issued a temporary restraining order blocking some projects, including the 110-room Super 8 Motel, several gas station and restaurants proposed by Rogers and his clients.

Those will remain on hold "but

you can't build until it dries up anyway," Rogers said.

Rogers, however, strongly criticized the Sierra Club's continued legal pursuit after the city began its general plan review in the wake of Sawyer's initial rulings late last year.

"I don't disagree with what they've (Sierra Club) done but once they got what they wanted they should have withdrawn," he said. Instead of withdrawing once the review process began, Rogers said "they became zealots."

"The city is suffering greatly, you're not talking about the City Council or city manager — you're talking about its residents suffering," Rogers said of the tax revenues the city is losing because of the lawsuits.

Sierra Club member and co-plaintiff Harvey Bell, however, said had it not been for the Sierra Club's action, city leaders would have been "happy to put the process on hold forever."

By law, Sawyer's ruling is limited to forcing the city to complete its update within 120 days, although Sierra Club attorney Orr said the city can seek up to two, 120-day extensions.

"We'll take a hard look at it when it's adopted and hold it up to the standards the court has held out," Orr said when asked whether the Sierra Club might pursue more legal action once the city completes its review and update.

RP council to review general plan

By MIKE MCCOY
Staff Writer

ROHNERT PARK — This city's plan to rapidly revise its general plan, bogged down by the weight of the work and lawsuits, will gain its second wind when the City Council begins its review tonight.

The council will consider a half-inch thick document when it convenes at 7 o'clock tonight at City Hall. The document was put together after citizens and staff expressed their preferences for the city's future at two town meetings, nearly a dozen Planning Commission meetings and 4,000 surveys.

The fast-track update originally was targeted for completion by January. The speed-up was sparked when several developments were delayed by rulings in which courts agreed with the Sierra Club's contention that the projects were based on an out-of-date general plan.

Superior Court Judge Laurence Sawyer finalized those rulings last week and ordered a four-month freeze on city approvals of any "significant" developments pending a satisfactory revision of the general plan.

Sawyer ruled the information in the city's 1973 plan had grown too old to be much use in making current planning decisions.

While some detractors of the fast-track plan say they are generally pleased by the process so far, they are adopting a wait-and-see attitude.

Trent Orr, attorney for the Sierra Club, said "We'll take a hard look at it when it's adopted and hold it up to the standards the court held out."

Orr said he doubts that the Sierra Club will pursue further legal action if the revised plan meets standards set out in Sawyer's ruling.

The revised plan, however, is not like most other general plans that set forth a 20-year development outline.

Rohnert Park's update covers the city until 1993, a time when the city expects to secure added sewage treatment capacity. City leaders say they can't grow beyond their existing city limits until that additional capacity is obtained.

Because the city's unused capaci-

See Plan, Page B2

Plan

Continued from Page B1

ty is severely limited today, the revised plan before the council only focuses on development within the city's existing border.

Estimates are only 678 acres are left to be developed. About 143 acres of the remaining property are zoned for residential construction, enough land to build an estimated 1,900 housing units.

Planning commissioners, in their revision, are recommending the city undertake a much more exhaustive review and update of the plan when the city begins to consider annexing new lands.



APPENDIX XII

**CITY COUNCIL
GENERAL PLAN MEETING**

February 20, 1990

The City Council began a chapter by chapter review of the Draft General Plan on February 20, 1989. Notice of the meeting was published in the Clarion. The meeting began at 7:00 p.m. and was held at City Hall, 6750 Commerce Boulevard.

The Mayor opened the meeting and asked for public comments regarding Chapter 1, Purpose of the General Plan. Citizens suggested that: the term "thorough" in the General Principle be defined in more detail and growth should be limited. Several letters, most concerning Sonoma Grove, were also read into the record.

There being no further public comments regarding Chapter 1, the Council began its review. The consensus of the Council was that development should be limited to areas within the existing City limits and the Plan should anticipate a population of 40,000.

After completing its review of Chapter 1, the Mayor asked for public comments concerning the land use element of the Draft General Plan. Topics addressed by the public included: setting aside land for a cemetery, creation of a new city, the growth of SSU, development of a heliport, a mass transit parking lot, the definition of open space, creation of an open space buffer, creation of an architectural review committee, limiting the height of buildings, the natural appearance of waterways, and development of shopping around SSU.

There was no one else that wanted to comment on the Land Use element but there were several in the audience that wanted to comment on the Housing element and in particular the future of Sonoma Grove. The Council agreed that Sonoma Grove should be retained. After this action, several individuals spoke regarding Sonoma Grove.

ROHNERT PARK CITY COUNCIL
Adjourned Regular Meeting
Tuesday, February 20, 1990

AGENDA

- 7:00 p.m. Call to Order, Pledge of Allegiance
Roll Call (Cochran Eck Hopkins Spiro Hollingsworth)

NOTE: Time shown for any particular matter on the agenda is an estimate only. Matters may be considered earlier or later than the time indicated depending on the pace at which the meeting proceeds. If you wish to speak on an item under discussion by the Council which appears on this agenda, after receiving recognition from the Mayor, please walk to the rostrum and state your name and address for the record.

- *****
- 7:05 p.m. Review and amendment of Chapter 1, Purpose of the General Plan
1. Public appearances - for public comment on Chapter 1
2. Council review and amendment
- 7:15 p.m. Review and amendment of Chapter 2, Land Use
1. Public appearances - for public comment on Chapter 2
2. Council review and amendment
- 7:45 p.m. Review and amendment of Chapter 3, Circulation
1. Public appearances - for public comment on Chapter 3
2. Council review and amendment
- 8:15 p.m. Review and amendment of Chapter 4, Housing
1. Public appearances - for public comment on Chapter 4
2. Council review and amendment
- 8:45 p.m. Review and amendment of Chapter 5, Conservation
1. Public appearances - for public comment on Chapter 5
2. Council review and amendment
- 9:15 p.m. Review and amendment of Chapter 6, Open Space
1. Public appearances - for public comment on Chapter 6
2. Council review and amendment
- 9:30 p.m. Review and amendment of Chapter 7, Noise
1. Public appearances - for public comment on Chapter 7
2. Council review and amendment
- 9:45 p.m. Review and amendment of Chapter 8, Safety
1. Public appearances - for public comment on Chapter 8
2. Council review and amendment

Adjournment no later than 10:00 p.m.

Rohnert Park City Council Minutes

February 20, 1990

GENERAL PLAN

Adj.Reg.Mtg.

The Council of the City of Rohnert Park met this date in adjourned regular session commencing at 7:00 p.m. in the City Offices, 6750 Commerce Boulevard, Rohnert Park, with Mayor Hollingsworth presiding.

Call to Order

Mayor Hollingsworth called the adjourned regular session to order at approximately 7:01 p.m. and led the pledge of allegiance.

Roll Call

Present: (4) Council members Eck, Hopkins, Spiro, and Hollingsworth

Absent: (1) Council member Cochran

Staff present for all or part of the meeting: City Manager Callinan, City Attorney Flitner, Planning Director Skanchy, Director of Public Works/City Engineer Brust, Director of Administrative Services/Assistant to City Manager Netter, and Assistant to the City Manager Leivo.

General Plan

Mayor Hollingsworth welcomed citizens to the City Council's second public meeting regarding the General Plan and reviewed the conduct of the meeting. He said that time will allotted for public comments concerning each element of the General Plan as itemized on the agenda. He asked members of the public to refrain from interrupting Council deliberations. At the close of the meeting, if time allowed, there will be an opportunity for further public comments on any General Plan element.

BEGIN PUBLIC COMMENTS

Mayor Hollingsworth opened the public meeting at approximately 7:06 p.m. and asked if anyone wished to speak regarding Chapter 1, Purpose of the General Plan.

Harvey Bell, 700 Lindsay Avenue, was recognized and referred to the "General Principle." He suggested that the term "thorough" be more clearly defined. He suggested that the future general plan process include neighborhood meetings and adhere strictly to the State guidelines.

David VanNuys, 6189 San Bruno Court, was recognized and referred to first paragraph, second column of page 1.1. He stated that the General Plan was not internally consistent. To summarize, the plan sends mixed messages on the growth issue. The survey indicated that growth should be limited but the Draft General Plan in places seems to be saying that if only we had more sewage, growth would be possible.

City Manager Callinan recited, for the record, written comments and letters received today, of which copies were provided to Council, as follows: 1) Donna J. Mackenzie, Assistant Executive Officer/Sonoma LAFCO; 2) Alexis Tellis, General Partner, Sonoma Grove Associates/Octagon Company; 3) Laura Reichard, 21 Alexis, Sonoma Grove; 4) Edward Turpin, 21 Alexis, Sonoma Grove; 5) Scotty Thompson, 34 Varda, Sonoma Grove; 6) Amanda Tunison, 32 Anne, Sonoma Grove; 7) Francis Morans, 32 Anne Avenue, Sonoma Grove; 8) Andrea and Eric Edwards, 186 Avram Avenue #23, and David W. Benson, President of Sonoma State University.

Councilman Hopkins requested that it be noted that the letter from "LAFCO" was from the executive staff and not from the LAFCO.

BEGIN COUNCIL REVIEW

There being no further appearances regarding Chapter 1, Purpose of the General Plan, Mayor Hollingsworth closed the Public Comment period at approximately 7:10 p.m.

City Manager Callinan stated that since the Draft General Plan was compiled the City has received further information, compiled survey results, and listed the comments from the public. The expressions received indicate that the Council should limit development to the confines of the existing city limits. People are saying that development should stay within the city limits. The City went to the effort to solicit and receive the community input. The Council should respond to that input.

Mayor Hollingsworth, referring to page 1.1, stated that the Plan should cite the dates of the public meetings held by the City Council.

Councilman Eck said that the paragraph referring to climate should be revised.

Councilman Eck stated that the Plan should clearly specify that State law allows four amendments of each element of the General Plan in a year.

Mayor Hollingsworth said he agreed with City Manager's previous comments that the General Plan should stipulate that the City will plan for development within the City boundaries. The language "based on five years" should be changed to "based on the area within the City Limits for the period of the General Plan". He said we are locked into that area because of sewer limitations. City Manager Callinan responded that the City Council has to bite the bullet; the Council has to decide how large the City should grow. We should not be trying to obtain substantially more water and increased wastewater treatment capacity if the City is not going to grow.

Council Member Spiro said that the citizen's survey did not represent the majority of citizens who may not want the same things. If people want their children to live here, we need to make arrangements for some growth and the larger sewer capacity to accommodate it. To provide for affordable housing, we need to increase housing densities. The City will need to compensate for the additional population that's anticipated at SSU. If we don't plan for additional growth, justice is not being done for current residents.

Councilman Eck said that, if he understood what staff is saying, the Council could say that Rohnert Park is big enough.

Mayor Hollingsworth said the buildout population within the existing limits would be 38,900. The survey indicated a public preference for a City no larger than 40,000. The City should not attempt to designate land use changes outside the city limits at this time. Before we do any changes outside the City, another planning process should occur. This should be stated in the General Plan. We do not necessarily have to use the State guidelines. We could improve upon them. We should use the language previously suggested by City Manager.

Councilman Hopkins said that we should ask to become part of Marin County since we have enough people, don't want anymore and don't want to do anything else.

Mayor Hollingsworth said that this document represents a General Plan for the area within the boundaries.

Councilman Hopkins said that this is a full blown General Plan. We do not have a sphere of influence since LAFCO reduced the area.

Councilman Eck asked why communities that develop superior facilities and services must then provide so much housing so as to destroy the quality of life. We do not need a larger Rohnert Park, but more Rohnert Parks. He would be willing to stay at 40,000. We should add to the General Principle that the future General Plan will be done by a citizen's committee but instead of using binding words, we could use "in as much as possible" and "under the advice of Council based on recommendations of citizen's a duly constituted committee". We should incorporate the City Manager's wording.

Mayor Hollingsworth stated that he was concerned about the possibility that speculators may misread the General Plan and anticipate that the City plans to annex surrounding areas. We will have to let the future planning process run its course.

Council Member Spiro asked who would appoint the citizen's committee members. The consensus was that the City Council would make the appointments. She said that the definition of "thorough" should be clearly established so there would not be misinterpretations. She expressed concern about the possibility of losing a desirable development because of the "General Principle." There is a need to set the time for the next planning process. She stated that it seemed unrealistic to assume that the community will wait five years and do nothing.

Councilman Eck said that all it takes is three votes to pass a General Plan amendment and change any thing established in this process.

Mayor Hollingsworth disagreed with the idea that any annexation of land should occur without a full review of the General Plan.

Councilman Hopkins said it had to be perfectly clear that the Council can annex land and amend the General Plan.

Mayor Hollingsworth said he would like to see stronger language in the plan specifying what can be done or not, even in light of the fact that three votes could change the General Plan.

City Manager Callinan said that the citizen's survey established that the citizens do not want the City to exceed 40,000. The statement "before there's any annexation" should be taken out so as to not imply that there would be annexation.

Councilman Hopkins said there is nothing wrong with having a General Plan with annexations.

Councilman Eck said it would be easier to accomplish an annexation without the statement in the plan.

Mayor Hollingsworth asked if it would be possible to insert a statement indicating that the survey strongly supports limiting the population to 40,000.

Councilman Hopkins asked that it should be required that those requesting annexation should show how the annexation would benefit the City.

Councilman Eck suggested that large annexations could be approved by a vote of the people.

Council Member Spiro said that the survey did not necessarily represent the entire community. Suppose that a major company wanted to locate here but its employees could not live here because of inadequate housing.

City Manager Callinan said that the survey was a sample but, with the addition of comments made at public meetings, we can conclude that the public wants to limit the size of the City to 40,000.

Councilman Hopkins said that the ultimate responsibility is the Council's and complex annexation decisions should not be made by referendum.

Council Member Spiro said the reference to annexation should be left out.

Mayor Hollingsworth said the language should be put in to limit development to within the existing limits. He would like to take a hard line regarding annexation. If someone wants to come into the City, something must be given to the City. Perhaps the annexation fee should be not \$20,000 but \$50,000 per acre and the developer should grant open space land to the City. We will not obtain open space otherwise. These are the strong terms we should put into the General Plan.

Council Member Spiro asked if the number 40,000 could be eliminated. City Manager Callinan recommended confining development to the existing City limits. Councilman Hopkins agreed with this recommendation and proposed eliminating references to 40,000. Councilman Eck said he liked incorporating the number 40,000, but, in the spirit of compromise, he would accept approximately 40,000.

The Council reached a consensus on these issues and directed staff to draft language that would define "thorough" in the General Principle as a process conducted by a citizen's committee appointed by the City Council and following, as much as possible, the state general plan guidelines and incorporating a policy indicating that, based on input from the public, that development will be limited to areas within the existing City limits and the ultimate population for that area will total approximately 40,000.

Council Member Spiro offered a reminder that the reference to mild winters should be taken out.

BEGIN PUBLIC COMMENTS

Mayor Hollingsworth, at approximately 7:44 p.m., asked if there was anyone in the audience wishing to speak regarding the second item on the agenda - Chapter 2, Land Use.

Jim Clark, 80 Walnut Circle, said he would like the City to set aside some land for a cemetery. This should be specifically incorporated into the General Plan.

David VanNuys, 6189 San Bruno Court, said he had a strong negative reaction when he first heard about the proposal for a new city. After hearing discussions about the idea, he has developed some sympathy for the idea. Rohnert Park's General Plan is an inappropriate place for the idea though. It feeds the paranoia of those who live outside of Rohnert Park. Regarding SSU's plans to grow dramatically and since SSU greatly impacts the community, he is alarmed that there has been no official input from the University. The recommendation of a heliport was a surprise to those who attended the other General Plan meetings because it had not come up at the other meetings. He opposed the heliport because of the noise. A helipad for emergencies only would be more advisable. He said the word "residents" should be put in place of "City" in the section that says "the City will decide how big our City will grow. We should at least give residents an opportunity to have input about size, annexation, etc. Whether or not the survey represents the City, a more thorough effort including neighborhood meetings could provide a wider range of input. We should eliminate statements that suggest development plans outside the City limits to be consistent with the principles discussed earlier tonight. He supports providing open space and an open space buffer.

Harvey Bell, 700 Lindsay Avenue, stated that Rohnert Park should not propose new cities elsewhere. He said in the survey that 65 percent responded in favor of new non-polluting industry and a large percent said there is a need to balance jobs. We should not be building more homes now but more businesses so those who are here can be employed here. He said SSU produced a study at the University regarding their needs but the people participating in this planning process have not been able to look at what SSU is planning. The SSU environs plan should be included in this General Plan, at least as an appendix. The proposal for the heliport should be deleted because of the noise factor. Perhaps we should put in a pad for emergencies only. He agrees that the word City should be replaced by residents and that the Council should respond to residents rather than developers. He said that 40,000 to 50,000 was desirable, not 50,000 to 60,000. Another survey could be done to assess accurately the ultimate size of Rohnert Park. The definition of open space should clearly not include parking lots, golf courses and freeways. He supported creating an open space buffer but urged that the General Plan list the steps that we would take to create such a buffer. If high density housing and mass transit came in the future, we will need to preserve land for a mass transit parking. The plan should add creation of an architectural review committee which would review building designs. Due to the potential for earthquake damage, we should limit the height of buildings to three stories. The plan should specify the final city limits. Additional open space is needed so the ratio of open space to developed land is proper according to today's standards. We should establish agricultural zoning to protect open space.

Jake MacKenzie, 1536 Gladstone Way, said language should be added to clearly state that the intent of the school bond issue is to address existing needs rather than anticipated expansion. He expressed a concern that there seems to be an increasing number of single family residents to the north of the City. We might have another

Canon Manor in the making. The agricultural uses should be retained. Permanent boundaries, taking into account the anticipated expansion of SSU, should be identified within the next five years. SSU's plans will have a direct impact on this Rohnert Park and Cotati. In anticipation of the limited growth policy, there should be a tie between the 40,000 population and the physical and economic growth elements.

Mike Terwilliger, 1165 Santa Cruz Way, said determining permanent boundaries and establishing an open space buffer are the two issues that cut to the heart of the General Plan. This plan is going to focus on the current city limits. He referred to previous Council discussion and said that annexation pressure will build. We have an opportunity to decide how large Rohnert Park should grow. He originally questioned the new city idea but has developed a broader view. The idea is to help keep Rohnert Park small and manageable. There should be more explanation of the idea in the General Plan. Is there any place where we can get more information on the idea? If there is not more information, then the idea should be taken out of the General Plan. He would not vote for the heliport because the noise would be intolerable.

Coralie Serafim, 761 Lincoln Avenue, said she was very happy with previous decisions made by Council tonight. She said the General Plan should only look at the next five years. She supports and would like to keep the natural appearance of the waterways in Rohnert Park as compared to the fenced and cemented ditches in Cotati. Sonoma Grove is a nice, natural environment and should be retained. She would like to see the City coordinate with the County so efforts are not duplicated. She could not support the heliport but could support an emergency landing area.

Teresa Bowden, 1701 E. Cotati Avenue, said that SSU is currently in the process of revising its Master Plan. If anyone is interested, please contact SSU. Now is the time to get involved.

Robert Intersinone, 4310 Fairway Drive, said that industrial development goes along with residential development. He encouraged development of shopping around the University. There exist charming shopping areas near some universities. In addition to talking about numbers, we need to talk about the quality of development. It is important to set limits and boundaries. Instead of just saying more shopping could be put on the east side, we need to have neighborhoods which include small commercial centers within walking distance.

George Horwedel, 7669 Camino Colegio, citing examples in Vacaville, said that more houses will not necessarily result in lower prices.

RECESS

There being no one further wanting to comment on the Land Use element, Mayor Hollingsworth declared a recess at approximately 8:21 p.m.

RECONVENE

Mayor Hollingsworth reconvened the Council meeting at approximately 8:30 p.m. with all Council members present except for Councilman Cochran.

Mayor Hollingsworth suggested that the Council wanted to digest tonight's comments on the Land Use element. He noted that several residents from Sonoma Grove were present at the meeting. Rather than proceed with the review and amendment of the Land Use Element, he asked for a show of hands of those desiring to speak regarding Sonoma

Grove. Approximately two dozen people indicated that they wanted to speak. He stated that his recommendation would be to strike comments in the General Plan proposing the removal of Sonoma Grove and that Sonoma Grove should be retained as an alternate place to live.

Discussion followed in which it was pointed out that Sonoma Grove property owner was present and wanted to speak, restricting the future residential development will make Sonoma Grove one of the most likely places for private residential development, and simple economics could force such construction even though the owner has a social conscience and is trying to provide a service. Comments were made regarding past building code violations and the changes that have occurred in Sonoma Grove over the past several years.

A motion was made by Mayor Hollingsworth, seconded by Council Member Spiro, and unanimously approved, to strike comments from the General Plan calling for the removal of Sonoma Grove and to support it as an alternate place to live.

Charlie Artman, 25 Alexis, wondered why staff put the words dilapidated condition in the draft and suggested an amendment to the motion to provide housing improvement funds for Sonoma Grove.

Alexis Tellis, owner of Sonoma Grove, said every lot has water and sewer connections. Every vehicle is in full conformance with state codes for a travel trailer park. There are only three buildings in Sonoma Grove. All others are licensed vehicles which meet strict state requirements. As far as the future of the Grove is concerned, everyone knows that eventually it will not be there, but it should be given consideration as a pre-existing use.

Linda Branscomb, 21 Anne Way, said that she represented the people here from Sonoma Grove. She thanked the Council for its vote. She had in hand forty statements from Sonoma Grove residents that needed to be entered into the record. She distributed to the Council a statement which was a collaboration of the thoughts submitted (a copy of which is attached to the original set of these minutes) and shared the contents therein. (An additional three written statements in support of Sonoma Grove were submitted at the close of the meeting to attach to this presentation).

Harvey Bell, 700 Lindsay Avenue, said that maybe a new element regarding travel trailers should be added to the Housing section. Community Development Agency funds could be made available to Sonoma Grove residents. Mayor Hollingsworth noted that the language would have to be carefully worded to avoid making funds available for the motor homes parked in so many driveways throughout the City.

Barry Eisenburg, 27 Alexis, Sonoma Grove, was recognized and thanked the Council for its vote. He said he was a good example of one who has benefited from Sonoma Grove and reviewed his accomplishments of the past few years.

Louise Field, 40 Anne Avenue, pointed out the difficulty in obtaining grants for such places as Sonoma Grove. She said that PG&E winterized homes in Sonoma Grove. She said that Sonoma Grove acts as open space with birds and other animals as compared to tract homes that are too sterile.

City Manager Callinan noted that color coded copies of additional suggested changes to the General Plan were provided to the Council and made available to public.

The Council asked that staff make available the revised Chapter 1 to the public as soon as possible rather than waiting to publish a completely revised General Plan draft.

ADJOURNMENT

There being no further business, Mayor Hollingsworth adjourned the public meeting for the General Plan at approximately 9:00 p.m. to be continued on February 26, 1990 at 7:00 p.m.

Deputy City Clerk

Mayor



SONOMA STATE UNIVERSITY

The President
707 664-2156

1801 East Cotati Avenue
Rohnert Park, California 94928

Council Correspondence	X
Copy to sa. Councilman	X
Copy to CL	X
Copy to	
Copy to 2/17/90	sub

February 9, 1990

To: Professor Rick Luttman
Department of Mathematics

From: David W. Benson
President

Subj: Long-Range Planning for Rohnert Park

I appreciated your letter of February 6th about the Rohnert Park General Plan.

I am not sure what Mr. Skanchy had in mind when he spoke to you, but you should be aware of the following:

I have had several meetings with Mr. Skanchy and other members of the Rohnert Park leadership regarding the future development surrounding the campus.

I had been asked and had agreed to serve on a five-member citizens committee to oversee the general plan revision. However, the City altered the approach and decided to have the revision done by staff with appropriate public comment.

Our Environs Plan which was developed a couple of years back was officially conveyed to the City of Rohnert Park and the planners are thoroughly aware of our interest in appropriate development north of Copeland Creek.

The draft version of the General Plan was sent specifically to the campus for comment and we officially responded with comments.

Although I live in Rohnert Park and would have attended the public meetings, I had other obligations in conflict with each meeting. I did, however, respond to the questionnaire sent to residents before the General Plan draft.

I have been told personally by Mr. Skanchy that the current revision of the general plan does not deal with any areas outside the current city boundaries. Our University position is that we have a deep interest in all developments surrounding the campus and we will pursue that interest vigorously when the city contemplates further annexation.

Both of the developments that are occurring south and west of the campus have provision for some multiple dwellings and we have been in contact with Mr. Skanchy and others to try to assure that the multiple units will be designed to serve future students.

Benson/Luttman
February 8, 1990
Page 2

I share all of this with you so you may be assured that the University has done and will continue to do everything possible to influence the planning of Rohnert Park so that the concerns of the University are given appropriate consideration.

From my perspective, I believe the University has very fine communication with the City and I have every assurance that Mr. Skanchy will continue to keep the University informed as future developments occur.

cc: (with Luttman letter)
Mr. Paul Skanchy
•Mr. Pete Callinan

SONOMA STATE UNIVERSITY

FEB 7 - 1990


Sonoma State University
Darwin 128

Office of the President

Mathematics Department
707-664-2368

MEMORANDUM

6 February 1990

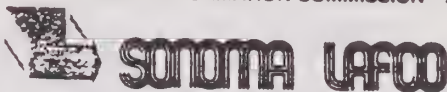
To: President David Benson
From: Rick Luttmann, Professor of Mathematics 
Re: Long-Range Planning

On Saturday, 3 February, I attended a citizens hearing on the City of Rohnert Park's General Plan. I spoke on what I perceived as the City's blatant disregard of the existence of the University on its borders (being careful of course to indicate that the opinions which I expressed were my own and not necessarily representative of the official position of the University).

I was approached later by Paul Skanchy, the City's planning director, who told me that it was his impression that it was the University which had been blatantly disregarding the City in the long-range planning process. He noted that, for example, neither you (though a resident of Rohnert Park) nor any other administrator nor any official representative at all had come to that day's meeting to represent the University's views.

It appears to me that there is clearly a breakdown of communication here. It also appears that this breakdown could have unfortunate consequences all around if it isn't remedied. I know that this is of particular concern to other faculty -- for instance, David Van Nuys was at this particular forum also; and ASCAC (at the meeting prior to the recent one which you attended) has chosen to include in the charge to its long-range planning subcommittee a directive to consider the impact of the growth of the University on the surrounding community.

May I be permitted to suggest that it would be appropriate to designate a member of your Administration (such as Jane Milley, for instance) as an official liaison between the University and the City to work with Paul Skanchy and his staff on a coordinated plan for development in the vicinity of the University? I am sure that I speak for most of the staff and the students in saying that we would hope to avoid in the future disasters like this subdivision developing on our southwestern flank, which is totally inappropriate to a University environment. It not only fails to incorporate any aspect of development that might be of service to the campus community (eg, affordable housing for students, commercial outlets such as cafes and bookshops, etc), but it puts us on a direct collision course with the future residents of that area, whose vision of its destiny will undoubtedly be different from ours.



February 15, 1990

Paul Skanchy, Planning Director
City of Rohnert Park
6750 Commerce Blvd.
Rohnert Park, CA 94928-2486

RECEIVED
FEB 20 1990
ROHNERT PARK

Re: Comments on Draft General Plan

Dear Paul:

I have just reviewed the December 31, 1989 draft (courtesy of County Planning, please send us a copy if you can). The major comment I would like to make concerns the General Principle on page 1.2. The draft General Plan according to that principle will review and update the City's General Plan with required environmental documentation, focusing on the entire sphere of influence if and when the City does any annexation for lands designated for residential, commercial or industrial uses. The reason for this principle is primarily because there is no sewage capacity for development within the sphere area.

On the basis of this General Principle, I conclude the proposed General Plan will have no utility for LAFCO. Also, LAFCO should assume no annexation for any purpose will be proposed until the General Principle has been accomplished. If this is not a correct assumption, it needs to be clarified.

In addition and in order the forestall confusion for property owners and residents within the Sphere of Influence, it is suggested the City ask LAFCO to consider drawing the Sphere back to existing city limits and base any expansion of it on the environmental documentation the intended General Plan update would produce. If you review Section 56425 of the Government Code, you will see findings LAFCO must make for spheres of influence which include, among other factors, the ability to extend urban services. On this basis and the General Principle, there does not appear to be a reason to have a sphere of influence beyond the present city limits.

I would appreciate a response to this major concern of LAFCO staff. The following are other comments to specific areas within the proposed General Plan.

MEMBERS

Warren K. Hopkins, Chairman
Councilman, City of Rohnert Park

EXECUTIVE OFFICER
Tom W. Schopflin

Ernest L. Carpenter
Supervisor, Fifth District

H. E. Boyett
Public Member

ASSISTANT EXECUTIVE OFFICER
Donna J. Mackenzie

Janet Nicholas
Supervisor, First District

Ben T. Collins
Councilman, City of Healdsburg

ALTERNATE MEMBERS
James R. Wilkey
Alternate Public Member

John J. Healy
Councilman, City of Santa Rosa

Nick Esposti
Supervisor, Fourth District

1. Sewerage Population Growth and Housing Unit Data. The data seem to conflict concerning the number of residential units left to build and sewerage capacity. For example, 143 acres equates to 1,902 dwelling units, (p. 2.3,) for a total build-out population of 38,900. Then, the document states the City's estimate of available sewerage capacity is 1,514 residential unit equivalents which would mean, given the above, a shortfall of 388 units not getting sewer. Yet on page 2.4 there is a statement that wastewater capacity is needed for 1,351 residential units for build-out. Then again, on page 4.2, 1.b, there is a statement existing wastewater treatment capacity will only enable construction of 817 housing units.

As the lack of availability of sewer (whether it be collection, treatment or facility needs) is going to be a major concern, the General Plan should clearly show what sewerage capacity is available for all land uses projected in the General Plan at buildout. A chart showing these data by land use type and number of unit equivalents would be helpful.

2. Schools. The discussion on pp. 2.11 to 2.12 should include how cost of the needed new schools is to be borne. It may be difficult to pass the \$85 million dollar bond proposed by the School District, on a two-thirds vote. Recently, LAFCO has been looking at some measures, some rather creative, which are being considered state-wide to address the lack of state funding and problems of passing voter-approved bonds. The City should identify a set of goals to address this issue.

The General Plan also mentions the Cotati-Rohnert Park School District is looking outside of the city limits for acreage for new schools. This does not seem practical given the General Plan's General Principle on no annexations due to lack of critical services. It would also seem to be inconsistent to address changing school district boundaries if these areas are outside of the city limits (Proposal No. 7), for the same reason.

3. Water. The General Plan should note the Sonoma County Water Agency has asked staff to address the feasibility of increasing allotments to cities and other eligible purveyors. It is not at all clear at this point if the finite sources under the guise of the SCWA are available for increasing allotments indefinitely and/or at least to the level requested by Rohnert Park.

4. Open Space. Just to comment the goals on purchasing and preserving open space along the edges of the Sphere of Influence are laudable. One of the issues which will surely face LAFCO in the relatively near future is the need to set aside community separators, sensitive areas and open space.

5. Canon Manor. The General Plan description of the circumstances and status of this subdivision appears accurate. However, Proposal No. 1, asking the County to upgrade the area is probably not feasible. What would be useful is for the General Plan to set a goal to work with Sonoma County to perhaps set up assessments for these residents and future developers in order to get the services in compliance with urban standards so this subdivision could be annexed.

6. South of Todd - Santa Rosa Avenue. This area is well outside of the

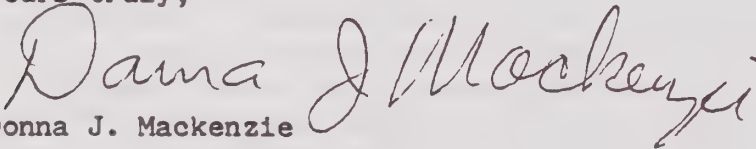
Rohnert Park Sphere of Influence and should not be addressed, given the context of the other comments regarding the existing sphere. However, to comment on this area for purposes of clarification, meetings are being held between Santa Rosa and County officials with business owners in the area in order to find a way to address the need to provide services, at least water for fire protection purposes. If the City of Rohnert Park is concerned, they may want to consider participating in these discussions.

7. Housing. The entire areas of the City for all practical purposes is in a redevelopment area. Under current law, there is a requirement for a set aside for affordable housing. This is not specifically addressed in the new General Plan. Given the constraints mentioned in the Housing Section i.e; development costs and fees, it would appear development of any affordable housing will be very difficult unless policies are developed to help meet these costs. The City should add specific goals in order to complete the housing element by addressing the means for providing the required affordable housing in the redevelopment area.

I am submitting these comments to the LAFCO as the preparation of the Rohnert Park General Plan involves the status of the Sphere of Influence. We have in the past, invited officials to address or "scope" projects such as specific plans and general plans with the Commission. If this is desirable on your part, please let us know.

I will inform you of any additional comments from the Commissioners.

Yours truly,



Donna J. Mackenzie
Assistant Executive Officer

jj

Dear
Sierra
Club:
Rohnert
Park
Survived for
30 years
without you

**Sierra Club:
Go Back
to the
Mountains!
Leave
Rohnert
Park
Alone**



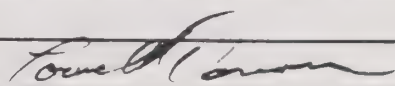
HOUSING

RECEIVED

FEB 14 1990

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

ROHNERT PARK

Page No. (if known)	Additions, Deletions, and Changes
H.6	The "Goal" descriptions for Action 32: "Assure that the housing opportunities and <u>choices</u> of any present or potential Rohnert Park resident shall not be diminished because of prejudice or discrimination on the basis of ethnic background, racial status Religious affiliation, <u>income</u> , Marital status, sex, handicap, or age." In additon please refer to Principles 1 & 2 of H.1 and Principal 3, of H.2.
H.2	The Goal and Principles set forth seem to me to be extremely contradictory to the suggestion implied in Action 7, of H.2: "By the end of 1991, begin design of a project to remove the 152 dilapidated residential units in the Sonoma Grove Trailer Park and construct low cost student housing on the site for Sonoma State University students." Sonoma Grove Trailer Park is already a "low cost student housing site". It also provides affordable housing for others. Whomever described the Grove as having "152 dilapidated residential units" is making an improper value judgment. The Grove is home to a very diversified group of people. This diversity is reflected in the way they <u>choose</u> to live, and in the style of home they <u>choose</u> to live in. In my opinion diversity should be encouraged in every community. Communities or cities that attempt to control the type of neighborhoods or individuals that only <u>some</u> of its citizens want are not looking at the full spectrum of peoples problems, especially those problems that relate to affordable housing.
	 Lowell Damon 12 Alexis Sonoma Grove Rohnert Park CA 94928

THE FOLLOWING AREAS OF CONCERN ARE SUGGESTED FOR YOUR CONSIDERATION BY
THE CONCERNED CITIZENS FOR ROHNERT PARK
WHO HOPE THAT YOU WILL EXPRESS YOUR FEELINGS AND CONCERNS AT THIS MEETING

PURPOSE OF THE GENERAL PLAN

No annexation without a thorough (1 to 2 year) General Plan update (including neighborhood meetings and a citizens advisory committee).	Support	"General-Principal"	p1.2
---	---------	---------------------	------

LAND USE

Stop promoting new cities elsewhere.	Delete	p2.23	#21
Address SSU's growing needs directly. Include the SSU Environs Study in this plan and address their needs.		p2.11	
No heliport in Rohnert Park - who needs the noise.	Delete	p2.22	#22
"Residents", not "the City or Developers", should decide how big or fast our city should grow.	Support	p2.20	# 9
No development plans outside the current city limits.		p2.8	
Provide for adequate Open Space and a buffer to neighboring development.	Support	p2.19	#14
	Support	p2.20	#10
Develop an architectural and design review committee with professional and citizens input for housing and commercial/industrial development	Add to	p2.22 & 4.23	
Change the building height limit to a 3-story maximum for all buildings (including the new City Hall)	Add to	p2.22 & 4.23	
Add an "agricultural/open space" zoning to the kinds of land uses allowable in Rohnert Park.	Add to	p2.22 & 6.4	
(See also notes under "Open Space", below)			

CIRCULATION

Provide for safe and free flowing traffic movement prior to the building of congestion causing developments			p3.16-3.18
---	--	--	------------

HOUSING

We don't "need" to build all the houses that ABAG projects.		p4.2	#1b
No planning now for housing sites for after 1995 in this 5-year plan.	Delete	p4.21	#3,4,5
	Delete	p4.19	#2 (on left
	Delete	p4.20	#4
Stop wasting our time and energy with new city ideas.	Delete	p4.22	#24

OPEN SPACE

Form an Open Space committee to identify desirable Open Space for permanent protection and to develop a plan and action steps to create desired buffer zones.	Add to	p2.22	
	Add to	p6.4	
add a deadline such as 1995	Support	p6.3	#5,9,12
		p2.22	#17

CONSERVATION

Provide (in this 5-year plan) only for the sewage treatment capacity and water supply needed for our city of 40,000 people that this plan defines. Add "up to the current capacity needed"		p5.13	#12 & 13
--	--	-------	----------

SAFETY

Require that an "Above Ground Hazardous Materials" ordinance be enacted with a deadline (like 1 year)			p8.11
---	--	--	-------

PLEASE EXPRESS ALL YOUR OPINIONS TODAY, EVEN IF SOMEONE ELSE SAID IT FIRST
The next City Council Meeting on the General Plan will be Tuesday, February 20th at 7 pm

2

OCTAGON COMPANY
TWO TRANSAMERICA CENTER, SUITE 1502
SAN FRANCISCO, CALIFORNIA 94111
(415) 391-9191

Council Correspondence	
Copy to ea. Councilman	X
Copy to CL	X
Copy to 2-20-90 jh	
Copy to	

February 20, 1990

Honorable Arthur Hollingsworth Jr.
Mayor
City of Rohnert Park
Rohnert Park, CA

RECEIVED

FEB 20 1990

CITY OF ROHNERT PARK

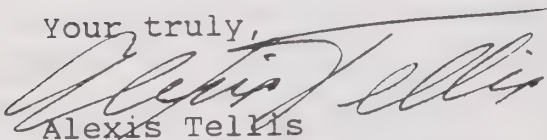
Dear Mr. Hollingsworth,

Recently I learned that the City of Rohnert Park is engaged in revising it's General Plan.

Naturally I was disappointed that no representative of Sonoma Grove had been notified that the initial draft was being prepared nor invited to participate in its preparation. That draft does in fact contain several inaccuracies regarding Sonoma Grove which can, however, easily be rectified before the final draft is prepared.

As I wish henceforth to actively participate, as appropriate, in revisions leading to the final plan, I would appreciate being included in all pertinent future mailings and any discussions concerning Sonoma Grove and the general area in which it is located.

Your truly,



Alexis Tellis
General Partner, Sonoma Grove Associates.

cc Paul Skanchy, Director of Planning



HOUSING

SCOTTY THOMPSON
34 VARDA
TRAILER OWNER
ARCHAEOLOGIST/PARTTIME
SSU PARTTIME STUDENT

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

PAGE 1 OF 2

Page No. (if known)	Additions, Deletions, and Changes
2	<p>action 8: Delete</p> <p>AS A CONCERNED RESIDENT OF SONOMA GROVE, I FEEL THAT ACTION 8 WHICH PROPOSES THAT THE GROVE BE DISMANTLED AND REPLACED IS NOT IN THE BEST INTEREST OF ROHNERT PARK.</p> <p>SONOMA GROVE IS A VIABLE, ESTABLISHED COMMUNITY/NEIGHBORHOOD WHICH HELPS FULFILL ROHNERT PARK'S LOW INCOME AND STUDENT HOUSING NEEDS. ALTHOUGH SPACE IS SOMEWHAT LIMITED, THE PEACE, QUIET, AND GENERALLY FREINDLY ATMOSPHERE OF THE GROVE PROVIDE A MUCH NEEDED ALTERNATIVE TO THE CROWDED, NOISY, AND OFTEN IMPERSONAL ATMOSPHERE OF CONDOMINIUM OR DORMITORY LIVING.</p> <p>THE USE OF PUBLIC FUNDS TO REMOVE THE GROVE AND CONSTRUCT NEW HOUSING WOULD BE COUNTER-PRODUCTIVE TO THE GOALS OF THE COMMUNITY TO PROVIDE ADEQUATE HOUSING ACROSS THE ECONOMIC SPECTRUM SINCE THE PRESENCE OF THE GROVE ALREADY MEETS THE CITY'S NEED TO SOME EXTENT.</p> <p>I ALSO FEEL THAT REFERING TO THE GROVE AS "DILAPIDATED HOUSING UNITS" IS AN UNFAIR CHARACTERIZATION, A RELATIVE COMPARISON, UNEVIDENCED, AND INADEQUATELY INVESTIGATED. ALTHOUGH SOME OF THE TRAILERS ARE IN NEED OF PAINT AND OTHER COSMETIC REPAIRS, THE GROVE FACILITIES ARE CLEAN AND WELL MAINTAINED, TREES ARE PRUNED, AND MANY INDIVIDUAL TRAILER OWNERS AND RESIDENTS ARE INVOLVED IN RENOVATION OF THIER UNITS. STATE INSPECTORS DO PERIODICALLY MONITOR THE GROVE.</p>



HOUSING

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

PAGE 2 OF 2

Page No. (if known)	Additions, Deletions, and Changes
	<p>I ALSO FEEL THAT IT SHOULD BE A MATTER OF RECORD THAT THE WAY THIS ISSUE HAS SO FAR BEEN HANDLED BY THE MEDIA (eg. SUGGESTING THAT THE GROVE IS THE LAST BASTION OF HIPPIES) LOOKS LIKE AN ATTEMPT BY CERTAIN INDIVIDUALS (PERHAPS OUT FOR PERSONAL FINANCIAL GAIN) TO PAINT THE GROVE IN AN UNFAVORABLE LIGHT TO THE LARGER COMMUNITY. THIS SORT OF "STRATEGY" SHOULD BE SEEN FOR THE MISINFORMATION THAT IT IS AND NOT SWAY THE OPINIONS OF THE PUBLIC OR THE COUNCIL.</p>
	<p>I PERSONALLY WORK FOR A LIVING AS DO MANY OF MY NEIGHBORS AND AM ON NO RELIEF PROGRAMS. I AM A HOME OWNER IN B SECTION OF ROHNERT PARK, BUT I LIVE AT THE GROVE BY CHOICE - IT'S A FINE PLACE TO LIVE. UNFORTUNATELY MANY OF MY NEIGHBORS HERE ARE NOT SO LUCKY AND WOULD PROBABLY BECOME A "HOMELESS" PROBLEM FOR ROHNERT PARK AND SURROUNDING COMMUNITIES.</p>
	<p>I ALSO REALIZE THAT THE WELL-PLANNED GROWTH OF ROHNERT PARK IS AN ESSENTIAL, INEVITABLE REALITY. HOWEVER, TO DESTROY A GOOD EXISTING SOLUTION IS HARDLY THE WAY TO HANDLE A PROBLEM.</p>
	<p>THANKS FOR YOUR CONCERN,</p>
	<p>Nelson B. (Scotty) Thompson 34 VARDA / SONOMA GROVE 664-0395</p>



HOUSING

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
4.10	<p>The sentence 'The 152 dilapidated units in the travel trailer parks remain' on page 4.10 needs to be deleted because it is not true. In fact, based on the criteria on page 4.9, it is clear that either the survey was not actually done or the results were falsified. I believe the survey should be redone properly and the results published along with an apology to the owners and residents of the bound units which were inaccurately described as dilapidated.</p> <p>Amanda Tunison Amanda Tunison 32 Anne Robert Park 20 February 1990</p>



HOUSING

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
4.22	<p>I have lived in Sonoma Grove for the past year. I share a 15 ft. trailer with one other person who owns it. Our monthly rent is \$140. Since I only make about \$240 per month it would be impossible for me to continue my education full-time (In June I will graduate with a B.S. in physics after which I will go on to graduate school in atmospheric science in Oregon) if I had to live elsewhere. Sonoma Grove is low cost student housing.</p> <p>Sonoma Grove is also a very quiet place. I am always amazed when I visit Jung Haus or the SSU dormitories; both places are very noisy. Sonoma Grove offers, more than any other place I am aware of, an atmosphere conducive to educational pursuits.</p> <p>The trailer that I live in, while being small, is comfortable and well taken care of. It is certainly not dilapidated nor do I think it is an eyesore. I find it quite unfortunate that the trailers that are usually photographed are the very worst ones in the Grove. It seems reasonable to demand that trailers be kept up but I think a look around the Grove will prove that the trailers in disrepair are a small minority.</p> <p>For these reasons, I ask that you remove action 20 of the housing section of the General Plan.</p> <p>Francis Moraes Francis Moraes 32 Anne Avenue Rohnert Park, CA 94928 19 Feb. 1990</p>



HOUSING

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

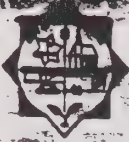
Page No. (if known)	Additions, Deletions, and Changes
4.22	<p>I am a resident of Rohnert Park and a registered voter. I live in Sonoma Grove and I object to the proposed plan to destroy my home. I own my trailer and keep it in good condition. It is safe, sanitary and adequate housing. My trailer has a Fully Functioning shower and toilet, two sinks, heating, and a refrigerator and stove. I do not consider my home deficient in any way. I work and attend Sonoma State University Full-time. Right now my rent is \$140.- per month. If Sonoma Grove were not here I would be unable to attend SSU because of the otherwise astronomical rents in this area. By living in the Grove I have affordable housing in a convenient location; I also have the privacy and garden which are important to me and unavailable in conventional student housing. I find the Grove a quiet, pleasant and attractive place to live.</p> <p>It is true that some units in Sonoma Grove are in need of repair and/or general cleaning. Destroying all 152 homes in the Grove is not an appropriate response, however, and it is difficult to believe the City cannot think of any alternative. It should be pointed out, though, that even if the Grove were a junkyard it could only be an eyesore to those who want to see an eyesore badly enough to make some deliberate effort to seek it out. Only Sonoma Grove's trees are visible from East Cotati Avenue and most of Cristobal, and to actually see a trailer in poor condition a person must enter the</p>



HOUSING

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
4.22 (cont.)	<p>Grave or peer over its Fence. Such actions are not consistent with a professed desire to avoid such sights. Any person who does not wish to see Sonoma Grove need not go to the trouble of doing so.</p> <p>Unless you are planning to put in tents, you cannot provide student housing at a lower cost. Sonoma Grove provides pleasant, affordable housing to students and cannot realistically be said to be any sort of problem or nuisance to the rest of Robert Park.</p> <p>I therefore urge you to delete action 2C of the Housing section of the proposed General Plan. To adopt it would be unjustified and inexcusable. Robert Park needs more diversity, not less.</p> <p><i>Amanda Tunison</i></p> <p>Amanda Tunison 32 Anne Robert Park</p> <p>19 February 1990</p>



Action 20 of the Housing section page 4.2
 I disagree - Sonoma Grove and ... low cost
 HOUSING Student Housing or the
 site

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
------------------------	-----------------------------------

Feb 19, 1990

Regarding the proposed destruction of the Sonoma Grove, I feel that I need to speak out. I do not live in the Grove, but I do have friends who live there.

The Grove provides very affordable housing for those who cannot afford the exorbitant rents. Many are students. "Even" low-income student housing could not provide homes with rents well under \$300. At a time when homelessness is on the rise, it seems foolish and short-sighted to remove yet another of the few alternatives people have.

I believe the true reason for this proposed destruction of the Grove is a much more shallow and superficial one. Perhaps the Grove and its occupants don't "fit in" with the suburban upper-middle class bedroom community that is becoming so prevalent. Our society is not going to be the better for reinforcing ideals that require everyone to lose their identity and conform to the "norm." Rohnert Park is a pleasant place to live and will not be more pleasant with an elitist attitude.

Greed and aesthetics ~~reasons~~ are not valid reasons for taking away someone's home. Maybe Rohnert Park could take pride in its diversities rather than attempting to force a certain standard of living on everyone who choose to live here or go to school here.

Living in America means freedom of choice. Eliminating the choices is the same as denying the right to live as one chooses. Leave the Grove alone. It's been there as long as I can remember without causing any problems.

Andrea + Eric Edwards

Resident since 1975
 ANDREA and ERIC EDWARDS
 186 AVRAM AVE #23
 ROHNERT PARK



(3)

Council Copies X

2-20-90 jh W/CL X

RECEIVED

FEB 20 1990

HOUSING

CITY OF ROHNERT PARK

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
H.2	<p>To Whom This May Concern,</p> <p>Within this past week I have become aware that my housing situation has become threatened. I am appalled by the statement made in Action 8 page H.2 of the housing handbook. As a student at Sonoma State University I need affordable housing, and the Grove is the most affordable housing available within a safe and supportive community. Currently I am taking 19 units and I work part-time at a Bed & Breakfast. I am completing my degree in Liberal Studies with a minor in Linguistics and a certificate to teach English as a second Language. I am hoping to further my studies and get my teaching credential. If I don't have low-cost housing and the support that a community such as the Grove offers, I may not be able to complete my studies at school. Therefore I am asking that Action 8 page H.2 be deleted from the Housing proposal.</p>

Thank-you, Laura Richard
 Laura Richard + (707) 795-5732
 21 Alexis, Sonoma Grove
 Rohnert Park, Ca. 94928



HOUSING

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (if known)	Additions, <u>Deletions</u> , and Changes
2	<p>I recommend that item #8 on page 2 be deleted.</p> <p>I reside at The Sonoma Grove Trailer Park and am a full-time Phil. student at Sonoma State. I plan on going to Med-school next.</p> <p>I would have great difficulty finding other housing within my financial capabilities if the Grove were closed.</p> <p>The Grove is also one of the quietest and most peaceful neighborhoods in which I have resided. I feel safe leaving my door unlocked there as well.</p> <p>Even if I could afford to live somewhere else while getting my degree (and working as a landscaper) I think I would still choose to live in a neighborhood as trustworthy and with as much unique cultural identity as the Grove.</p> <p>Thank You, Edward Turpin</p> <p>Edward Turpin 21 Alexis Sonoma Grove Rohnert Park CA 94928</p> <p>(707) 995-5732</p>

*Attach to 7/29/90 G.P. Minutes
(recap statement only)*

Sonoma Grove is a close knit community with a unique identity. It has been a steppingstone for students struggling to receive an education since its inception in 1973.

The current population is no different. Many are very bright young men and women who need a private, quiet place to live and study, or who must work while attending school. Because the Grove is the only year round student housing in the area, they wish to move here rather than lose their jobs in June and return home. Many are older re-entry student who for various reasons including single parenthood, married status, or just a greater need for privacy simply could not fit into the typical student dorms. Some are students with families who can only attend school part time or are being retrained by the state, or other vocational training programs, while providing a secure home for their children. Many of the former students that lived in the Grove have graduated and gone on to live successful professional lives. And as has always been, a few of the members of our community are senior citizens and disabled people who avail themselves of the low cost housing and the community support that the Grove provides.

Without the economy and diversity of housing provided by the Grove many of these students will be unable to complete their educations. Many more will lose not only their opportunity for upward mobility but their home and community as well if Action Eight is carried out. This seems to contradict both the spirit and the actual actions required by many of the other policys and goals mandated by the General Plan.

How can we achieve the Goal of "minimize[ing] the chances that a Rohnert Park household would become homeless despite increasing housing costs," or "prevent approximately 15 low income households from becoming homeless each year"[objective 10] if we shut down the only truly low cost housing alternative in the city? And why "...monitor and identify any need for an emergency housing shelter" [objective 11] or "Conduct an analysis of the need for an emergency housing shelter and develop an appropriate project or projects" [Action 31] while tearing down a community that meets many of those needs and provides an opportunity for higher education at the same time within a safe supportive environment?

The Grove was brilliantly designed as "alternative student housing" nearly two decades ago with diversity and economy in mind. Its wide open grassy "common ground," interspersed with numerous trees, shrubs, and garden plots, and its small individual spaces allow for a variety in size and type of trailer. There is the option for private ownership of the individual homes, or rental of an existing unit. It seems to have been designed with the first goal of the current Housing handout in mind, "...such housing shall provide as much diversity in tenure, type, size, location, and cost-of-housing as reasonably feasible."

In fact Action Eight appears to show a lack of understanding of one of the basic concepts of the Grove. It would not be necessary to "tear down" a travel trailer. If they are beyond rehabilitation they can simply be hooked onto and pulled out, and replaced by a unit in better condition. The park infrastructure

is in excellent condition. The large centrally located Community Building, complete with fireplace and adjoining laundromat, and the two large bathhouses, containing both men and womens facilities at either end of the park, are in excellent condition and thoroughly cleaned on a daily basis. The large deep sinks located strategically throughout the Grove are all newly reconditioned. The roadway inside the Grove is paved and vehicles are parked in an adjoining newly designed parking lot with speed bumps and clearly marked spaces.

Given all of this, it seems obvious that the solution to the problem of some of the individual units being old would be to repair or replace them with other units in better condition. Since there is a long list of people hoping to move into the Grove, additional new student housing could be built on an alternative piece of land.

At a time when homelessness is an increasingly difficult and heart breaking problem, it is ludicrous to talk about closing down this wonderfully unique and inexpensive park. Let Sonoma Grove serve as part of the solution to the city and county's growing housing needs. SONOMA GROVE WORKS !!



HOUSING

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
	I WANT YOU TO delete ACTION 8 on page 2 OF THE HOUSING HANDOUT WHICH REFERS TO ACTION 20 ON THE GENERAL PLAN.
"	Sonoma Grove has allowed me the affordability graduate from SSV cum laude, to have a studio behind my "clean" trailer, + to become an instructor at ALLEN R. GRAESSLE SSV + S. Allen R. Graessle in a co- #18 ANNE - SONOMA GROVE atmopg ROHNERT PARK, CA 949 REGISTERED VOTER INSTRUCTOR - SILKSCREEN SSV + SRJC.



HOUSING

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
	Please delete Action 8 on Page 2 of the Housing Element, which refers to Action 20 in the general plan because:
	a: It is not an accurate statement of fact — a dilapidated trailer would be uninhabitable.
	b: A prejudiced statement reflecting personal opinion should hardly have a place in official documentation.
	Lisa M.



HOUSING

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
	<p>I WANT YOU TO delete ACTION 8 on page 2 OF THE HOUSING HANDOUT WHICH REFERS TO ACTION 20 ON THE GENERAL PLAN BECAUSE:</p>
	<p>Sonoma Grove provides affordable housing to people who are students, part-time students, low income and to those who enjoy an alternative community environment.</p>
	<p>Sonoma Grove reflects democratic choice in lifestyle in our community. It is one of the best aspects of American life that we do not all have to be identical and live in identical living units in identical neighborhoods. America is a country of great cultural diversity, and it is important to our democratic freedoms that we respect and give room for such diversity.</p>
	<p>Sonoma Grove is not an "eye-sore." In fact, it can be seen by those outside the Grove only from the air! Sonoma Grove is picturesque, has lovely well-maintained grounds and many pretty flower and vegetable gardens. It is not noisy or a problem to the community.</p>
	<p>Many Grove residents are active in the cultural and peace and justice community.</p>
	<p>Affordable housing is a <u>serious</u> obstacle to most Grove residents facing a possible move. Some could become homeless.</p>
	<p>- Sandra Kay Lee 26 Anne, Rohnert Park (795-6896)</p>



HOUSING

I recommend the following additions, deletions, and changes in the Housing element the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
	<p>I WANT you to delete Action 8 on page 2 of the Housing Handout which refers to ACTION 20 on the General Plan because: Action 8 is an erroneous and unfounded statement which in itself is contradictory to its own purpose.</p> <p>While it is true that the type of housing at Sonoma Grove is considered unusual by the middle class norm this does not necessarily mean that these trailers are dilapidated. If the purpose of Sonoma Grove is to provide inexpensive student housing then how is it possible to achieve this goal by removing already existing low cost structures and replacing them with higher cost housing. Can the city provide one and two bedroom units at a cost of \$200 to \$350 per month? I think not. As for dilapidation I personally know of several owners of rental trailers who have literally spent \$1000's of dollars reconditioning units to provide clean, comfortable, safe inexpensive housing.</p> <p>I, myself would not have been able to complete my BA program at SSU without Sonoma Grove. The grove has provided me with a community oriented, wholesome environment and</p>

a private retreat to study work and raise a family on a low income budget while attending SSU as a student. I could not have afforded to rent a two bedroom apartment at the normal Rohnert Park prices. While at Sonoma Grove I have been able to reduce my expenses to a level that a part time job is enough to provide decent housing.

I have lived at Sonoma Grove for almost 6 years and during that time I have been able to purchase 3 trailers which I now rent to students. As a California State Licensed Contractor I have rebuilt 2 of my trailers from the "skin in" with new electric, new plumbing, new insulation, and new walls. I provide fresh paint, clean carpets, working appliances and some furniture. I do it for \$270 to \$340 a month rent.

If the city can provide better quality housing at this price then I as a registered voter am for change, if not then "for gods sake" let us live in peace.

Sincerely

James Veilleux

VOTER

TAXPAYER

LICENSED CONTRACTOR

CITIZEN

address:

65 Vada

Rohnert Park, CA

94928

James L. Veilleux
FEB 16, 1990



Christine L. Scheib
14 Valda, R.P.

home phone 664 86
work phone 576 22

HOUSING

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
	<p>2/16/90</p> <p>I WANT you to delete Action 8 on page 2 of the Housing Handout which refers to ACTION 20 on the General Plan BECAUSE: Sonoma Grove serves a community need. I recognize the need for a "alternative, affordable housing in Rehnet Park" space "affordable" because I am considered low income. And "alternative" because I am 38 years old, a senior at SSI (w/a 3.4 @ P.A.), & can't conceive of living in a dormitory environment.</p> <p>In addition... I am employed 20 hrs/wk (since Aug. 88) for the State of CA as an Environmental Specialist. I work as a regulator in the remediation of groundwater (Clean-up of polluted ground H₂O).</p> <p>I live in an 8' x 24' trailer that meets code. It's the only living space I can afford in Rehnet Park, but even more - it's energy efficient & comfortable.</p> <p>I also recognize the fact that Sonoma Grove provides housing for S.S.I. occupants. I have no problem w/ them & wonder where else they will find a community that will help to assimilate them into "mainstream society".</p> <p>I think the General Plan is shortsighted & unresponsive to the <u>real</u> needs of the whole community.</p>



HOUSING

I recommend the following additions, deletions, and changes in the Housing element the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
	<p>I WANT you to delete Action 8 on page 2 of the HOUSING HANDOUT which refers to ACTION 20 on the GENERAL PLAN BECAUSE: I love my home. My name is Sheryl Martin. I am a single parent with 2 children. I am currently attending the Santa Rosa Junior College to finish my nursing career and receive my credentials. I am not a hippie or a welfare case in the county's terms. What I am is a mother, student and person with fixed goals for mine and my children's futures. My home is not delapidated, it is clean and well maintained. I am insulted by the choice of words you have chosen to categorize my family in. This is my home, the great allows me to fulfill my obligation for society and myself. I wonder if your afforable housing would do the same. As Rohnert Park standards go I highly doubt it. Therefore, I am against any means to "do away with" Gnomes grade. How my opinion, it would be profitable for Rohnert Park and a downfall for students striving for a better life.</p> <p>Sheryl A Martin 14 Alexis Rohnert Pk. CA 94928 XII.43</p>

I recommend deletion of Action 8 in the housing hand out, Reference to Action 20 in the General Plan.

Sonoma Grove has long been a place of affordable student housing. Although it is not new and appear like condos, it meets the needs of all the students that live here. Sonoma State has an enrollment of 42% students that are over 30 years of age. This large percentage of students cannot be ignored. Most students that have lived here and gone to Sonoma State have graduated with honors and went on to get their master degrees. This success rate would not be possible without Sonoma Grove.

Many re-entry students are 30 years and older and need individual single housing. Environment is a key word for good study habits. If a person works and goes to school they do not need three other students to a living situation. Graduate students need peace and quite.

Referring to Principle one, in the Land Use and Growth hand out, it calls for each neighborhood to attain its unique identity.

Sincerely,

McAdams
Alice E. ~~Meldane~~
16 Alexis
Rhonert Park, Ca
94928

Alice E. McAdams



HOUSING

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
	<p>I want you to delete Action 8 on page 2 of the Housing Handout which refers to Action 20 on the General Plan because:</p> <p>As a registered voter, taxpayer and long time Sonoma County resident I am amazed at a Plan which calls for removing existing housing, housing that allows for a diverse life style and replacing it at a much greater cost than maintained present conditions. Sonoma Grove is a unique place in which a fast becoming suburban sprawl I think a quiet well maintained park which serves students, greatly quite use making it possible for students who would otherwise be denied an education (because of economics) to have one.</p> <p>Linda Branscomb 21 Anne Robert Park, Ca 94928</p>



HOUSING

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
	<p>I WANT you to delete Action 8 on page 2 of the Housing HANDBOOK which refers to ACTION 20 on the General Plan because: I recently moved to Sonoma Grove in order to be closer to Sonoma State where I attend classes and work. I am a Junior in the Political Science Department. Prior to moving to the Grove, I lived in Berkeley and commuted everyday. I gave up my apartment 2 1/2 years and moved to the Grove due to the affordable rent & excellent location. I think of the Grove as a haven, away from the hustle and bustle of the big city. It is extremely pleasant to live in a quiet, park-like area where I can socialize with other students who, like myself, are working their own way through college. I was very surprised to hear of the Grove referred to as the "150 dilapidated units." I do not believe that any unit here is in danger of falling apart or contributing to adverse living conditions. The same cannot be said for a large number of units in the Bay Area or any other large urban area, which are owned by slum lords. The conditions in which are unhealthy, unsafe and overpriced. The management here is courteous and attentive. The bathrooms and community areas are always well-stocked and clean. The residents are quiet and polite. In short, everyone here recognizes and respects all tenants' rights to privacy, consideration and equal treatment. The Grove is a true Community in the finest sense of the word. To find a group of people who</p>

we in a common area, share common interests, goals and aspirations
not an easy thing to do, whether it be an urban, suburban
or rural area. The Grove reflects the values and ideas that
America aspires to; Co-operation, and sense of stability, tolerance
and respect, greeting one's neighbor and offering to lend a hand
sometimes, a virtual American institution which, unfortunately
seems destined for extinction. When the Council makes its
decision as to the Grove's fate, please consider the special
place it holds in the hearts and minds of the individuals
who ^{live} here and for those who could live here in the future
when I move from the Grove to embark on my career.
I hope it will be with a sense of fulfillment, accomplishment
and faith, rather than discouraged, disillusioned and lacking
in trust.

Sincerely,
Thomas C. Carter (or)
6 Alexis St. / Sonoma Grove
Redwood Park, Calif. 94928

TO WHOM IT MAY CONCERN:

As recently registered voters, we wish to protest the closing of Sonoma Grove (Action 8, page 2 of the Housing Handout, in reference to Action 20 of the General Plan,) for the following reasons:

1) We (my wife and I) are both students (SSU and SRJC) and live on a limited budget. We have investigated the possibility of renting an apartment outside of the grove, but the rent prices in this area prohibit this option.

2) We feel that Sonoma Grove has been misrepresented in the news media as a haven for "ex - hippies" and drug dealers. Many of the people here are students and are neither.

3) Regarding misrepresentation in the media, the television news report only showed the "worst-case" trailers in the grove and made an attempt to make the viewing public believe that the entire grove consisted of such trailers. In other words, the news report was extremely slanted towards the opinion of those who want to close the grove

4) Regarding the "worst-case" trailers in the grove: Many people here constantly work to improve their living situations and to ensure that their trailers meet with the specifications of the code that governs such dwellings. Granted, there are some exceptions, as there are in any community. Do you close down a block of houses simply because someone on the block owns a house that is not up to code? We think not. A more reasonable solution would be to cite the individual and require him/her to bring the dwelling up to code within a given amount of time.

5) My wife and I have contacted HUD regarding section-8 and other low income housing, and have been told that the waiting list for such housing is "years long." Thus, our chances of getting into these housing projects are limited.

6) We, and many others in the grove, simply cannot afford to pay the rent prices in other areas of Rohnert Park. With the numbers of homeless people on the rise, how can you justify putting more people out of their homes?

7) Regarding crime: It has been suggested that "grove people" are a criminal element in this city. Nothing could be further from the truth. Many of the people here have high moral standards and would never harm another person. The only problems we have ever had here were with outside people stealing from us. (Bicycles, Car tires, etc.)

8) I am a 36 year old re-entry student at Sonoma State, and I have been a straight "A" student since Spring '85. My wife is disabled as a result of a brain injury. We moved here last summer so that my wife might benefit from the Acquired Brain Injury Program at Santa Rosa Junior College. If we were forced to move, it might cause hardships for us that would prevent me from attaining my B.A. and prevent my wife from receiving the benefits of the A.B.I. program.

9) It has been suggested that student housing might be built on the grove site. If you were to poll the people here, you would find that they are mostly students. In other words, this already is student housing.

10) What this boils down to is that the opinions and wishes of an influential few would dictate the lives and lifestyles of many people. We feel this is un-democratic, unfair, and contrary to the principles upon which our society is based.

We really love it here, and feel it would be a tragic mistake to close the grove.

Sincerely,

Clinton and Julie Bruce
11 Varda, Sonoma Grove
Rohnert Park, Ca.
(707) 664-1996

Clinton Bruce

Julie Bruce



HOUSING

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
	<p>I WANT you to delete Action 8 on page 2 of the Housing HANDBOOK which refers to ACTION 20 on the General Plan BECAUSE:</p> <p>Although "dilapidated," the trailers in Sonoma Grove are up to code and very livable.</p> <p>Trailers are more ^{more} efficient users of public resources than any other form of housing. My winter utility bills are seldom over \$25 a month. Grove trailers are even more efficient since PG&E winterized many last fall.</p> <p>Rents are low here, I believe the lowest in the area. No doubt a trailer-park generates little property-tax income for the City of Robert Park, but it does provide low-cost housing for students (such as my self) working their way through school. Sonoma Grove also provides decent housing for some people on small fixed incomes, such as Social Security and disability pensions. I'm sure any other housing built here would have higher rents, thus displacing many low-income residents.</p> <p>Sonoma Grove is also a good neighborhood. The presence of trees (which would be destroyed in building new housing) moderates the climate and lowers both summer and winter utility costs. The Grove is a safe neighborhood to bring up children (many students have children). We have a very low crime rate - many residents don't even lock their doors. Residents can have small gardens, impossible in most low-income housing. It is contrived to be an attractive environment and a high-quality standard of life.</p> <p>It seems very foolish and expensive to replace actual low-cost student housing with new so-called "low-cost student housing" that would use far more material and energy resources, would displace many of the residents because of higher rents, and would be a less livable environment. Better and cheaper! - to upgrade some of the trailers.</p>

2/19/90

I strongly oppose Action 8. I am a part-time student at S.C. and Sonoma State University, and employed in the area part-time. I am a registered voter. — Louisa Field, 40 Anne Ave., Robert Park



HOUSING

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
	<p>I want you to delete Action 8 on page 2 of the Housing Harbort which refers to Action 20 on the General Plan because:</p> <p>I am a student at Sonoma State. I won't be graduating for at least another year & 1/2. The grove is an ideal student housing situation. It's very affordable, quiet & safe.</p> <p>The Grove is extremely well kept up. It's always clean. The people here value it enough to keep it that way. The grounds are well kept up in terms of lawn mowing, raking, tree trimming etc. In other words, the grove is far from being a dirty and unkept place, as some seem to think.</p> <p>As a student, I especially value the grove, because unlike the dorms & apartments on & around campus one can live alone affordably to concentrate on studies, as well as be in a very quiet & peaceful environment.</p> <p>One other thing I'd like to add is that the trailers are very well maintained. I've only had a few problems, and they're always fixed within a day or two of when I've reported them.</p> <p>Brian Hall 23 Varda Brian Hall</p>



HOUSING

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
	<p>I WANT YOU TO delete ACTION 8 ON page 2 OF THE HOUSING HANDOUT WHICH REFERS TO ACTION 20 ON THE GENERAL PLAN BECAUSE:</p> <p>I am a resident of Sonoma Grove, a student at Santa Rosa Junior College, and also a worker at the Rohnert Park Animal Shelter. Many people and families will be displaced if Sonoma Grove is allowed to be shut down. Many of us will have nowhere to go, and I foresee that a great many of us will become homeless. Sufficient low income housing is not available in Sonoma County in order to relocate all of us.</p> <p>As an animal shelter worker, I am also concerned that the large number of cats residing at Sonoma Grove will overburden the already inadequate facilities at the existing animal shelter, causing large numbers of animals to have to be euthanized unnecessarily. Indeed, it seems that the creatures who have the most to lose from this decision are the ones that are unable to speak for themselves.</p> <p>Mimi Young 22 Varda St.</p>



HOUSING

Beggy Raggio
36 Varda St.
Sonoma Grove,
Rohnert Park, Ca.
94928

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (if known)	<p>DON'T TAKE THIS <u>UNIQUE - ONE-OF-A-KIND -</u> <u>WONDERFUL-HOUSING</u> <u>PARK</u> <u>AWAY</u> <u>FROM THE CITY OF ROHNERT PARK. IT IS NEEDED HERE!</u></p> <p> <u>Additions, Deletions, and Changes</u> </p>
	<p>I WANT you to delete Action 8 on page 2 of the Housing Harcourt which refers to ACTION 20 on the General Plan BECAUSE: February 16, 1990</p> <p>My Name is Margaret Raggio and I live at 36 Varda St. in Sonoma Grove Trailer Park. I have lived here since 1984, - when I started school at Sonoma State University. I could not afford the "Student Housing" at the Campus as I didn't have wealthy parents paying my rent. I could stay in Real Estate as a Salesperson as I had for 10 years, and I needed to spend all my time on my studies. A small trailer in the Grove was just what I could manage. I had five or six different jobs along with my classes and studying. It to even pay. The \$180.00 or \$200.00 a month it cost me then to live here. I did receive my B.A. degree in 1987 and a Master of Arts degree in 1989. ^{COMPS} In 1989 my children helped me and I ^{with 2090} saved money to purchase my little trailer for \$300.00. It is my only home. I was divorced in the 70's after 25 years of marriage + 4 children and was never able to finish College. Now at 63 I am starting a new life and career as a Writer and Director. If I had to move it would cause me great Hardship as I am without a Savings Account, or first + last month's rent or Cleaning Deposit and I could very well be another Homeless Senior Citizen. Even with my small Social Security Check and odd jobs I barely make my space rent of \$140.00 each month. I am job hunting and am not saying that my years in school and my degrees were worthless - it's just that I am a <u>Writer</u> and am working very</p>

only ✓

hard to get my plays, and articles published. I have a
children's book that is being illustrated at this time,
and has been approved by an Editor for publication.
I have been published in newspapers and in the Mandala
Literary Magazine at school. I am an "ARTIST" which
is the "odd-breed" of folk so judged with disdain
by the "Left Brain", - Business/Math/Banker/Scientist/Type - I
had the same "uncomfortable" - "guilty" feeling at the City Council
meeting Tuesday night that I used to have with my EX-Rel-
broker in Real Estate - when he stopped by my house in
the 70's to pick up a paper, and found me painting or playing
my guitar. He'd say; "Oh, Peggy - wasting time - when
you could be selling a house?" - huh?

In Sonoma Grove there is a "Comradery" - a bond
among the people - it is a family - (my children have their
own families now) my family - my friends - obscure me
have our misunderstandings - our "favorites" - etc.
but we understand each other; we are all on the
same "wave-length" - Mostly ARTISTS: - Sculptures - Writers -
Musicians - Carpenters - Painters - Poets - (STUDENTS)
(90% of the residents are Students) & even though I have
graduated I still walk to SSU to use the MAC LAB
as I am endeavoring to get clean laser copies
of my story - Poetry for children & finish my
writings to send off to Publishers. I need to live
here in the Grove. I need the ATMOSPHERE to be
an ARTIST - quiet, trees and flowers, other ARTISTS
who don't make me feel like I'm doing something
WRONG like my EX-Broker. And my TRAILER
is NOT dilapidated as you stated about the
trailers in the Grove in the General Plan.
Please Re-Think This Terrible Proposal!
Thank You - Sincerely, Peggy Paggio

P.S. one other Very Important
Point : - against changing
Sonoma State Property to
Student Housing —

One well-known Fact. —

all Students are Not
18 to 25. — Many Many
students at Sonoma State U.
are older — RE-ENTRY
students such as myself —

The average Age now is
about 35 — There are Many
people — 25 to 80 going to
school now and do not like
the Atmosphere of the Rock AND
Roll — NOISY MUSIC — PARTIES — Beer
"YELLING" (Go to the SSU Housing
and listen on the
at SSU Apartments. Week-ENDS.)

It is NOT Conducive to Studying

like the quiet Grove. I never
could have studied there.

Thank you,

Peggy Paggio

#3 Vanda
Thank you for following my Facebook Page,
#3 Vanda
Chrysalis - Sonoma Community

future, don't you think?

To Accomodate this number of people in
this small space (a half mile circumference, perhaps?)
is arranging on it's own, but this housing unit
goes beyond functionality. They turn aesthetic on ya.
Give ya trees and warm wooden bath houses
and sometimes chrysanthemums in the spring.
Students are permitted to erect their
Sculptures (producing their artistic endeavors at the university;
Art constructions, assorted stage pieces from theatrical
performances...) and it's about the only place in
the community outside of residential houses - virtually
impossible to get into for a young college student
with minimum credit references - that permits
pets. Cats only so there are no beastial squabbles,
and no stinky sneaker soles.

Trailers are more functional for students not only
in their accommodating a student's need for privacy
and quiet study, but also by providing most or all
furnishings within the individual housing units.

C'mon, I gotta save up for a word processor, ya think
I can afford a bed frame...? Students do have their
priorities, ya know.

In the trailer park both maintenance and
management are easily accessible - in fact, they
live here. Keeps up the moral and, should my roof
spring a leak, keeps me dry on rainy nights.

Yeah, well, maybe newer housing units don't have
leaks in their roofs, but I bet they don't have
students living under them either. We cannot afford
them and we do not want them. This city's planners
chose to place a CSU campus here. You baited us with your
fields of mustard flowers, your groves of trees. Now, live up

to it. Sure, the population is growing, but so are our minds. I hope Pioneer Park/Catlett is a welcoming town
a student town. Keep Sonoma Green. Otherwise, where do we go from here??



HOUSING

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
	<p>I WANT you to delete Action 8 on page 2 of the Housing Handout which refers to ACTION 20 on the General Plan BECAUSE:</p> <p>I am working and going to school and I live in the above because I cannot afford to rent an apartment. I have a daughter who lives with me too. I would be extremely hard-pressed financially if I did not have the option of this low-cost housing.</p> <p>The plan calls for student housing to be built on this property but that is what you already have here. The trailers are small and I'm sure they accommodate more students than your proposed housing would. The trailers are constantly maintained and very livable.</p> <p>Cassandra Sweet # 62 Varda Sonoma Grove</p> <p>Feb. 17, 1990</p>



HOUSING

Michael Tippet
Michael Tippet
31 Alexis
Sonoma, Grove

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
#20 General Plan	<p>Delete action #8 that refers to Action 20 in the general plan.</p> <p>Please don't remove Sonoma Grove. I am a resident, as well as a student, and contributing citizen of this community. I partook in the Citizens Canvas and have followed the development of the current proceedings on the general plan. I think Rhonda Park has great potential with unlimited resources in land use and residents contributions.</p> <p>I disagree that Sonoma Grove is "dilapidated" and needs to be torn out. The atmosphere here is centered on higher education. While in the dorms for two years I found studying at home difficult, in the Grove I have been able to achieve my best and maintain a 4.0 grade average. I feel this is directly related to the quiet oasis of Sonoma Grove. I work part time at "Marys Pizza Shack" in order to pay rent & tuition. Living on \$300.00 a month is hard but I manage due to low rent. Sonoma Grove has an identity (principle 1 Land Use hand out). Let it help others in the future.</p>



HOUSING

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
	<p>I WANT you to delete Action 8 on page 2 of the Housing Handout which refers to ACTION 20 on the General Plan BECAUSE:</p> <p>I wish to remain living at Sonoma Grove. I am a full time student at Sonoma State U. (Senior - Biology) and I also work at SSU as an equipment technician in Psychology.</p> <p>Besides, what should be obvious, that this is excellent - affordable student housing I also would like to say that I enjoy living there.</p> <p>I feel I have full rights to choose to live in a style & manner that ^{is not} that main stream - mid-America without having others values & aesthetics pushed upon me.</p> <p>I feel Rohnert Park is pulling a Jesse Helms on us by trying to dictate what is acceptable, beautiful, and a life worth living (Many of us who live here are artist)</p> <p>The grove offers us who choose to live there an a variety of peoples, life-styles, and a visual diversity unequalled in a Rohnert Park of numbered streets & look alike houses.</p> <p>We choose to live there. It provides low-income housing AND if it hasn't been made clear to you - The Grove Management runs a very tight ship - very well maintained grounds, bathrooms & showers - VERY WELL MAINTAINED!</p> <p>Consider the possibility of compromises. We are low income, quiet, respectable FOLKS</p>

3 ALEXIS

S. PAGE

2/17/90 renter



HOUSING

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
	<p>I WANT YOU TO delete ACTION 8 on page 2 OF THE HOUSING HANDOUT WHICH REFERS TO ACTION 20 ON THE GENERAL PLAN BECAUSE:</p> <p>As a former resident of Sonoma Grove I believe the loss of truly low cost housing could be very damaging to the lives of Sonoma Grove residents. I know for a fact that if it wasn't for Sonoma Grove I would have suffered severe hardship to put myself through school. I wish upon future students the opportunity to experience the quiet, safe, cheap benefits that the Grove offers. Another thing that makes the grove a special place is the sense of community: Regular barbecues + events, poetry readings ^{and} support groups. The list goes on, it is truly a great place to live. Where else can kids play on their bicycles, middle in inflatable pools, and play in an area that is truly safe.</p> <p>From the top of Sonoma Mountain the grove is clearly visible. It looks like a small forest and trails are hardly visible. This provides a haven for wild birds. As we develop more and more of Rohnert Park, areas like this are becoming scarce. Not to forget the other benefits that trees provide for us (holding topsoil, producing oxygen). All in all Action 8 on page 2 should be deleted; Sonoma Grove is a quality place to live and should remain that way.</p> <p>Paul Mellersh 19921 ZEUS CT SACRAMENTO, CA 95827.</p>



HOUSING

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
	<p>I WANT you to delete ACTION 8 on page 2 OF THE HOUSING HANDOUT WHICH REFERS TO ACTION 20 ON THE GENERAL PLAN because:</p>
	<p>Pamela Engbrengthof, 16 Varda, Rohnert Park, CA, 94926 (707) 664-8104</p>
	<ol style="list-style-type: none">1. I am a full-time student in SSU's Environmental Studies & Planning Dept and am simultaneously in the Credential's Program. I anticipate graduating in 6/90 and completing the teacher's program in 6/91. I work at The Warehouse, 1331 Guerneville Rd.2. The Grove provides a safe and affordable place to live. It is not ideal ^{ideal} for independent students who prefer living on their own rather than in a dormitory situation or with many roommates. Tenants who are not students have enjoyed living here and look forward to living here for many years to come.3. I live comfortably in my trailer, which provides for all of my needs. There have never been any maintenance problems. It is an ideal living situation. I love the personal touches in all the trailers.4. The environment of The Grove is just as special as the people who make up it up. Trees of all kinds have been planted, the yards are always being maintained to rid the grass of fallen leaves, and cars are kept out of The Grove. Children can safely play and ride their bikes. We are a community that cares about the well-being of each other and where we live. I hope that the Grove will be here as a home for many others in the years to come.



HOUSING

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
	<p>I want you to delete Action 8 on page 2 of the Housing HANDBOOK which refers to ACTION 20 on the General Plan because:</p> <p>My name is Todd Barricklow and I live at 25 ANNE SONOMA GROVE. My trailer is up to code, and allows me to have some of the benefits of living in a small house; such as: no neighbor on the other side of my walls, a small garden, a deck, and shade from the surrounding trees.</p> <p>This rent is the cheapest that one or two people can find in the area surrounding SSU. I am a junior art major at SSU, planning to teach high school. I was planning on living living in the grove until I graduate which will be possibly 2 more years.</p> <p>The mindless destruction of alternative forms of housing is a black mark against the entire city, and the grove is the last patch of trees visible in the surrounding area.</p> <p>The argument that Sonoma Grove is an eye sore is completely absurd. From the street there are maybe 3 trailers visible and the rest is not seen unless you take a stroll inside. The grove is a community of individuals who know each other, a community that will be destroyed and some of its members will have no option but to become homeless. A side effect that as a city it would be cruel and thoughtless to let happen.</p> <p>You can come see my trailer or call me</p> <p>At 792.1953</p> <p>X1169</p>



HOUSING

Orazio Spadaro
71 Varda Street
Rohnert Park, CA
707-795-7467 9492

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

February 18, 1990

Page No. (if known)	Additions, Deletions, and Changes
	<p>I WANT you to delete ACTION 8 on page 2 OF THE HOUSING HANDOUT WHICH REFERS TO ACTION 20 ON THE GENERAL PLAN BECAUSE:</p> <p>My name is Orazio Spadaro, and I have been living at 71 Varda Street in a Trailer ^{Park} for 5 years. The time I arrived it was peaceful, and quiet with surrounding farm land. Since that time, my living environment has transformed into condominiums, and shopping centers. The housing is outrageous rent. I enjoy trees and country environ.</p> <p>Living in the Trailer Park has made it possible for me to be a full-time student at Sonoma State. I am finishing my degree in Biology. I have been able to maintain a 3.00 GPA in my course major study, because of time devoted to study in the trailer park. Living in the trailer is economical and realistic.</p> <p>I am independent, and during summer times I have nowhere else to go. The trailer park is my home! I do not be think whatever authority has regarding the housing plan to convert the trailer park to condos, has the right to evict me from my home. If such action is taken, I will get my lawyer to appeal.</p>

The plea is to maintain affordable housing for us trailer home students!



2-19-90

Wallace Callow
28 Anne
Rohnert Park, CA
I'm a registered voter

HOUSING

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
	<p>I WANT you to delete Action 8 on page 2 of the HOUSING HANDOUT which refers to ACTION 20 on the GENERAL PLAN BECAUSE:</p> <p>I am a trailer owner at Sonoma Grove, I've lived here for 2 years, and I would like to see the Grove remain here. My trailer is not dilapidated, in-fact, I just finished remodeling and painting my trailer recently and it looks like new. And my yard is clean and neat. I am currently getting together an effort to encourage the residents here to clean up their trailers and yards, etc. In fact, there are really only a few trailers which have a clutter problem due primarily to a lack of storage. Metal storage sheds are required, which are more costly than other types. Perhaps something could be arranged whereby the Grove would provide the sheds and add the payments on to the tenants' rent over a few months' period. If the Grove were closed it would put a lot of hardship on those low-income students and residents unable to afford housing elsewhere. And besides - the Grove is a nice place to live. It has that relaxed atmosphere where people allow each other their own space, and yet there is that communal spirit here that is hard to find in suburban areas.</p> <p>William J. Callan</p>



W. K. ...

HOUSING

7 PM

[Signature]

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
------------------------	-----------------------------------

I WANT you to delete ACTION 8 on page 2 OF THE HOUSING HANDOUT WHICH REFERS TO ACTION 20 OF THE GENERAL PLAN BECAUSE:

AS STATED IN ACTION 5 PRINCIPLE-3 PART 1.2 "THE CITY WILL ENCOURAGE & ASSIST IN THE DEVELOPMENT OF INNOVATIVE CONCEPTS TO FILL SPECIFIC HOUSING NEEDS"

SONOMA GROVE IS SUCH AN INNOVATIVE CONCEPT. THE GROVE PROVIDES HOUSING WHICH SATISFIES THE NEEDS & AESTHETICS OF A LARGE GROUP OF ROBERT PARK CITIZENS, MOST OF WHICH ARE STUDENTS AT SONOMA STATE UNIVERSITY INCLUDING MYSELF - I RECENTLY SOLD A 4 BEDROOM HOME IN "L" SECTION I CHOSE TO LIVE IN "THE GROVE" BECAUSE OF ITS PROXIMITY TO SSU - ITS AFFORDABILITY AND THOSE INNAMABLE AESTHETICS - THE GROVE IS A UNIQUE COMMUNITY AND SHOULD BE ALLOWED TO EXIST, AND PROSPER.

I AM A TURNKEYMAN CARPENTER I BELIEVE THAT "GENERALLY" A UNITED BUILDING CODE APPROPRIATELY APPLIED SERVES & PROTECTS THE LIVES CITIZENS - I BELIEVE RESIDENTS (TRAILER OWNERS) SHOULD PROVIDE AND MAINTAIN THEIR PROPERTY AS ANY OTHER HOME - TRAILER (MOBILE HOME) OR MULTI-UNIT OWNER IS REQUIRED BY STANDARDS SET BY THE COMMUNITY WITH OUT PREJUDICES TO STYLE OR STATUS (INCOME)

PLEASE LETS IMPROVE THE GROVE & NOT REMOVE IT!

STEVEN C. BAILEY 11 ALEX'S R.P. 94928 -

SSU STUDENT MAJOR BIOLOGY & COMMUNICATIONS - 4.0 GPA

FALL 1989 (34+ COORDINATOR) OWNER 1951 40' SPARTAN TRAVEL TRAILER 70000 INVESTMENT 40 YEARS OLD & PREPARED TO LIVE IN THE SONOMA GROVE.



HOUSING

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
	<p>I WANT YOU TO DELETE ACTION 8 ON page 2 of the HOUSING HANDOUT which refers to ACTION 20 on the GENERAL PLAN BECAUSE:</p> <p>MANY OF THE PEOPLE WHO LIVE HERE WOULD HAVE DIFFICULTY FINDING ELSEWHERE. OTHERS WOULDN'T BE ABLE TO AFFORD PLACES OF THEIR OWN</p> <p>2/15/05</p> <p>CARLOS SIREL 411 VARDIA 2.P., CA 90028</p>



HOUSING

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
	<p>I WANT you to delete Action 8 on page 2 of the Housing HANDBOOK which refers to ACTION 20 on the GENERAL PLAN because:</p> <p>HELLO, my name is Stacey Fournier and I'm a resident here at Sonoma Grove. First let me tell you that I love living here in this little community filled with warm friendly people. We all help each other out here, something that is becoming increasingly absent in our community nowadays. I don't live in a 'dilapidated' trailer either - in fact it's quite nice, and certainly passes the standard code. Come see it if you'd like, check it out. I'm sure a number of others wouldn't hesitate to invite you into their homes either. We're not a bunch of welfare hippies but a creative bunch of people, families with children and struggling students. The ages range from 5 months to ^{over} 60 years old here; we're not just a bunch of teenagers here. Sonoma Grove has been here longer than all of the surrounding condominiums and shopping centers - this is the very heart of Cotati and Rohnert Park. These individuals contribute immensely to this community as a whole. I'm employed at locally at CORTI (California Individuals for Retarded Individuals) and feel insulted that you could even suggest shutting down the Grove - I'm a member of this community and contribute to its welfare. I'm also a student presently attending Sonoma State University.</p> <p>I'm thankful that the Grove was affordable to me when I needed it, and more than that</p>

it's a place where I can call home. I live alone but am surrounded by friends who are supportive in a community, filled with people of all ages who greatly contribute to the welfare of this town. How could you even think of tearing this place down only to replace it with more character jack boxes? This community here has style, until those countless buildings being built over fields of green grass. Don't you see, that was the attraction to Sonoma State — a small community, set apart from the big cities of San Fran and Los Angeles, which is where a great number of SSU students come from. I came here from Connecticut — I wanted to be close to the city but far enough away to enjoy country life. Within the past 2 years that I've been here this town has grown so much that nearly all of the open space and the appeal of this community has vanished. I was mistaken when I thought we were a community who cares about preserving its beauty and welfare and here we are destroying the little we have left. Riding my bike to school the other day I saw a wild rabbit run across the street, escaping a car into one of the last remaining fields. Then I thought ~~where~~ where will he go?

I've concerned about the people surrounding the Grove complaining that their property value is lowered because of us. Well, we were here first, and even though we may not have the money to live in one of those townhouses, doesn't mean we'd want to. The Grove is a special little Haven that should be preserved for its character, and the richness it adds to the community. Do we really need more condos? Are we that desperate to make a buck and forget that a lot of people live here, and have lived here for a long time? Please delete Action 8 on page 2 of the Housing Handout and consider this community of people who are living happily here at Sonoma Grove. Thank you Stacey Paine



HOUSING

Janine Ammons

20 Anne/Sonoma Grove

Rohnert Park, 94928

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (If known)	Additions, Deletions, and Changes
	<p>I WANT YOU TO delete ACTION 8 ON page 2 OF THE HOUSING HANDOUT WHICH REFERS TO ACTION 20 ON THE GENERAL PLAN BECAUSE: I am a student at SSU and support myself with part time work.</p> <p>After much hunting for living space I decided to rent a trailer at the "Grove" because I could live alone in a completely equipped unit at an affordable price.</p> <p>After having lived here I came to appreciate other assets of the Grove. The Grove has a degree of security rarely achieved by other communities. Children are safe to roam the grounds and people care enough to look out for each other.</p> <p>The Grove is amazingly peaceful and the residents are considerate enough to maintain the peaceful environment.</p> <p>Judging by the large number of trees you can determine the value to conserve a natural environment is prevalent. Displaced wildlife and domestic - namely cats - animals find the area a hospitable sanctuary.</p> <p>Designated staff continually work to maintain the grounds and keep community areas clean and stocked with necessities.</p> <p>The trailer I'm in is very nice inside out. If any thing needs fixing it is attended to promptly by the staff maintenance.</p>

P.S. I am a registered voter

Janine Ammon

XIL79



Page No. (if known)	Additions, Deletions, and Changes
	<p>I WANT YOU TO delete ACTION 8 on page 2 OF THE HOUSING HANDOUT WHICH REFERS TO ACTION 20 ON THE GENERAL PLAN BECAUSE:</p> <p>FOR SOME OF US THE GROVE IS THE ONLY PLACE WE CAN LIVE AFFORDABLY AND COMFORTABLY. THE GROVE IS A HAVEN FOR LOW INCOME FAMILIES, STUDENTS WHO AREN'T STILL CHILDREN WHO DEPEND ON THEIR SCHOOL RELATIVES TO SUPPORT THEM. SOME OF OUR TRAILERS MAY LOOK OLD - MAY BE OLD BUT ITS A HOME TO LIVE IN UNTIL WE CAN AFFORD TO MOVE ON. BEING HOMELESS IS A PROBLEM FOR ALL OF US; IN THE GROVE AND OUT WHERE DO YOU SUPPOSE SOME OF US WILL GO IN THIS GREAT CITY WHO BRAGGS OF ITS ABILITY TO HAVE A PLACE FOR EVERYONE TO LIVE?</p>



Mon 2/19/90

HOUSING

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
	<p>I want you to delete Action 8 on page 2 of the Housing Handout which refers to Action 20 on the General Plan because: I am a student at Sonoma State University, who is on a low income budget. This being so, I am have found no better affordable housing, especially for students, than that of Sonoma Grove Trailer Park. Monthly rents, aside from those of the Sonoma Grove Trailers, are quite expensive and definitely not very affordable for an individual struggling with many other problems to make it through college. Furthermore, monthly rents elsewhere are at least three times that of Sonoma Grove trailer park. The atmosphere at Sonoma Grove Trailer Park is one of quiet, serene, natural, and comfortable conditions. It is perhaps the best sanctuary for study by college students; aside from the University Library, which is getting unbearable with the increasing enrollment of students each semester. I am a junior at Sonoma State undertaking a study of Biochemistry. I aim to achieve a Bachelor of of Arts in chemistry and a Minor in biology. I am also employed part-time as a cook at the Red Lion Hotel in Rohnert Park, where I was employee of the month in September 1989. My successes in both college and at work, among other areas of my life, have largely been attributed to my place of residence. Because I can return frequently to my home, or my →</p>

"Sanctuary from the world." Because I can return to a quiet, serene, natural, and comfortable environment, I can relax, reduce my stress level, and think in a logical, clear, concise, and coherent manner. Eventually, I leave my sanctuary and once again enter the world, but feeling refreshed, calm, and in peace with myself and the world around me. I can escape the noise of cars, the loud music from stereos, and the overall commotion which occurs daily on most city streets. I have enjoyed this atmosphere and I would preferably continue to enjoy it in the future. Anyone who has not lived here in the recent past has no definition of quiet, serene, natural, and comfortable. My trailer at 42 Anne Ave, is comfortable and cozy. It is my home. It is my sanctuary. It contains a comfortable rug ~~on~~ on the floor; a fully functional refrigerator, stove, toilet, and ^{set of} doors; a dependable electrical system; and a reliable hot water heater. In essence, my fully equipped Sanctuary from the world is a secure, comfortable, quiet, serene, affordable, and natural environment. I would not give it up for anything else in this cold, bitter, and expensive world.

Rowland Morley
42 Anne Ave
Rohnert Park, CA 94922



HOUSING

Attchd rec'd
after close
of 2/20/90 S.P. Mtg
in sent

I recommend the following additions, deletions, and changes to the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
	<p>I WANT you to delete Action 8 on page 2 of the Housing Handout which refers to ACTION 20 on the General Plan because:</p> <p>I LIVE IN SONOMA GROVE, IN A BEAUTIFULLY KEPT-UP TRAILER. I AM A STUDENT AT SSU WORKING TOWARD MY BS IN GEOLOGY, AND I WORK PART TIME FOR SIMI WINERY IN HEAVENSBURG, I AM A REGISTERED VOTER, AND FIND TIME TO DO VOLUNTEER WORK FOR SONOMA COUNTY RESIDENTS. I AM A BUSY PERSON WHO HAPPENS TO MAKE ONLY A MODERATE WAGE. I LIVE (NOW IN SONOMA GROVE) IN POSSIBLY THE MOST AFFORDABLE HOUSING IN SONOMA COUNTY. I LIKE LIVING BY MYSELF AS OPPOSED TO SHARING AN APARTMENT, AND I LIKE BEING VERY CLOSE TO SCHOOL. I PAY \$265⁰⁰ A MONTH FOR THESE PRIVILEGES AND HAVE MY LAWN WATERED AND CUT, THE TREES TRIMMED, AND LEAVES RAKED. THE YARD IS SIMPLE BUT WELL MAINTAINED - NOT SLABBY AT ALL.</p> <p>I KNOW TRAILERS ARE NOT AESTHETICALLY PLEASING, BUT THE GROVE IS NEAT AND TIDY, TREE-SHADED, AND FREE OF VEHICLES. IT IS SURROUNDED BY FENCES ON A MINOR AND DEAD-END STREET. IT IS QUIET.</p> <p>THE GROVE IS MY HOME. IF I HAD A FULL-TIME HIGH-PAYING JOB (WHICH IM WORKING TOWARD) I WOULD NOT LIVE IN A TRAILER, BUT I AM A STUDENT. ALTHOUGH I WILL PASS, OTHER STUDENTS WITH THE SAME NEEDS WILL FOLLOW.</p> <p><i>[Signature]</i> 2/20/90 A.H. HENKE 22 ANNE / SONOMA GROVE RONNERT PARK, CA 94928</p>



HOUSING

Recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
4.22	<p>Action 20 : Remove Sonoma Grove and construct "low-cost, student housing" on the site.</p> <p>I object strongly to this proposed action. The Sonoma Grove is private property and this action amounts to mass eviction of tenants who are in good standing with their landlord.</p> <p>The dwellings are not unsafe : They are essentially as safe as those in any other mobile home park in the area.</p> <p>There are approximately 200 Grove residents, including students of Sonoma State University, former students, and non-students who would be displaced by this action. Housing - especially affordable housing for students - is impacted in Rohnert Park. There is not adequate low-cost housing near the University to meet the demand ("Junghaus" is not enough!) and I don't think that the Planning Commission's true motive in this proposal is to "provide low-cost housing for students." The Planning Commission has consistently shown exhibited the profit motive, not a humanitarian one.</p> <p>The apartments - or more likely, because there are houses - which would replace the Grove would necessarily cost more per month in rent, and would probably house fewer people. I think the Planning Commission is bending to the will of the new homeowners on either side of the long-standing but now surrounded Grove, who see it simply as an eyesore.</p> <p>The City of Rohnert Park can attribute its very existence to Sonoma State University. When making planning decisions, let's please keep the University, and its interests, in mind.</p> <p>Lestie Kormier 2/20/01 1045 Camino Coronado, R.P.</p>



HOUSING

I recommend the following additions, deletions, and changes in the Housing element of the General Plan.

Page No. (if known)	Additions, Deletions, and Changes
	<p>Please delete action #8 on page 2 of the housing hand out which refers to action 20 on the General Plan because as a single parent I would not have been able to go back to school if it hadn't been for the "Grove." I finished the program 1/2 year early with a 3.6 G.P.A and recieved the Carpenter apprentice of the year award. the ability to continue to take specialized classes in order to update and hone my skills is possible because there are no cars outside the windows, there's a large green area and generally quiet, peaceful neighbors. the management is concerned with clean, quiet, secure surroundings. these positive aspects of the "Grove" enable parents to study, work, and know their childred are safe. there's always someone willing to help with a skinned knee.</p> <p>The recent negative publicity, as well as the wording in the current general plan, may have been justified in years past but the current management has done an excellent job of bringing the trailers up to code, cleaning up the park and ridding it of undesirable tenants. the park should be left as it is and loans appropriated to clean up the loose ends.</p> <p>Thank you</p> <p><i>Richard A Barada</i> RICHARD A BARADA 23 Alexis</p>

Residents debate growth in RP

By MIKE McCOY
Staff Writer

ROHNERT PARK — Rohnert Park residents spent three hours Monday telling their elected leaders their vision of the city's future as City Council members began a general plan revision effectively mandated by a court ruling.

Although nearly a third of the 100 residents who packed City Hall spoke, the meeting proved anti-climatic to last week's decision by Superior Court Judge Laurence Sawyer.

Sawyer, ruling on behalf of the Sierra Club, banned new development approvals for four months pending an update of the city's general plan. The judge agreed with Sierra Club contentions that the plan had grown too old to be useful in planning the city's future.

Mayor Art Hollingsworth, anticipating bitter words between supporters and opponents of the legal action, urged the audience at the outset of Monday's hearing "to give us your input."

"This can become a very emotional issue," he said. "We don't need to hiss or boo, just do the best you can not to get angry with each other."

The Sierra Club did receive some mild attacks from residents who said the city didn't need to be influenced by "outsiders." Several recommended the conservation organization withdraw its legal actions as a show of good faith.

But resident Harvey Bell, a Sierra Club member and co-plaintiff against the city, earlier noted those who had come to have a say in what the city's future should be "wouldn't be here" if it hadn't been for the Sierra Club's lawsuits that forced the city to begin its review.

Carl Leivo, the staff member who has co-ordinated most of the general plan review process, told the council before the hearing that the major issue after a dozen Planning Commission meetings, two town meetings and 4,100 surveys "is growth."

While the survey indicated 58 percent of those who commented support a city no larger than 50,000 residents, resident Chip Worthing-

See Plan, Page B4

THE PRESS HERNDAY, TUESDAY, FEBRUARY 12, 1990

Plan

Continued from Page B1

ton worried keeping the city too small might create "elitism."

"I think Rohnert Park can grow to about 60,000 people," he said.

Others suggested the city needs to grow, both to expand shopping opportunities but also in an effort to build housing more people can afford.

Dale Trowbridge, however, said the survey results indicate to him "that the people want this to be a town, not a gigantic city."

Rohnert Park's continued expansion would create another Southern California environment where cities have grown together. "You can drive all the way to San Diego and it almost looks like one city," he said.

Hollingsworth indicated he was surprised by the relatively low-key debate but said the purpose of the meeting simply was "to just give people a chance to speak their mind."

Hollingsworth said residents will be asked for their specific ideas about the city's future when the council "attacks the elements of the general plan" during a special meeting 7 p.m. Feb. 20.

Council hears general plan comment

By DAVID ALLEN

Rohnert Park's general plan update entered another phase Monday with its first hearing before the City Council.

About 80 people showed up for the planned two-hour hearing, which was extended an hour to give everyone a chance to speak.

Hearings will continue next Tuesday at 7 p.m. in the City Hall council chambers.

Little was said about the conclusion last week of the Sierra Club lawsuits against the city, where Superior Court Judge Laurence Sawyer ruled that information in the 1973 general plan update and the 1974 environmental impact report on Hugh Coddling's 72-acre shopping center site was too old to be of any use.

Sawyer imposed a moratorium on "significant" development until the general plan is updated. The city has 120 days to do so.

Two speakers asked the Sierra Club and co-plaintiff Harvey Bell to drop their suits to show a spirit of cooperation and another asked that the club "rescind their lawsuit." Others criticized "outsiders" for meddling with the city's affairs.

But Bell pointed out that "If there hadn't been a suit, we wouldn't be at this point" and have an update of the city's future blueprint.

Assistant City Manager Carl Leivo said "growth" is the "central issue" that the council will have to address in the hearings.

"A number of the people at the open house and hearings are look-

See COMMENT, Page 3

Wednesday, February 14, 1990
Rohnert Park-Cotati Clarion

COMMENT

From Page 1

ing for a no-growth policy," Leivo said, adding that growth pressures are coming from expansion at Sonoma State University and Hewlett-Packard as well as the Bay Area's population explosion.

Mentioning drawbacks to building in Windsor and Santa Rosa or in the unincorporated west county, Leivo said "growth in Rohnert Park may be the environmentally superior alternative."

Mayor Art Hollingsworth told the audience at the outset that the meeting could become emotional and cautioned "you can become very polarized" over the issues. He asked that the audience not "boo or hiss" speakers. "I was brought up to believe it's okay to disagree; that's the American way," he said.

Of the 27 people who spoke, eight asked for a control of growth and 12 supported city leaders and wanted a larger Rohnert Park. Five asked that the Sonoma Grove

trailer park not be dismantled as suggested in the plan to be replaced by low-income housing. Although there was no booing, arguments for more growth drew applause.

Chip Worthington, who warned against the "elitism" of stopping or slowing growth, said he'd like to see the city grow to 60,000 people. "I think we need about 50 percent more growth: 50 percent more housing, 50 percent more shopping," he said.

One of the last speakers, former Planning Commissioner John Gierz, said many of the comments he had heard that night were "ideas that would have worked well at the turn of the century."

Barbara Mackenzie mentioned the results of the city survey answered by 4,100 residents. "To me, the message was very clear about the idea of keeping this city small," she said.

Fifty-eight percent of those responding agreed the city's population should end up between 40,000 and 50,000. Only 20 percent preferred it to grow to 50,000 to 60,000.

EDITORIAL—

Judge's decision not a knockout

Rohnert Park officials are still reeling from the city's second recent setback at the hands of a judge. In siding with a Sierra Club suit against the city, Superior Court Judge Laurence Sawyer has stopped future development in Rohnert Park until the city updates its general plan.

Just two weeks ago the city was shocked to learn from another judge that its voter-passed rent control law violates a previous agreement with mobile home park owners and could cost the city millions. The courtroom has not been kind to Rohnert Park's city fathers. They can be excused for feeling just a little punchy and put upon.

But before paranoia sets in, we'd like to point out that Judge Sawyer's decision actually offers the city some hope of getting back to business (and development) as usual. Wisely, the city is already under way with a comprehensive update of its general plan. Spurred by the Sierra Club lawsuit, Rohnert Park has undertaken an ambitious and successful survey of residents and is producing a plan which not only fleshes out the intentions of early city planners but also incorporates broad public input.

Unlike the mobile home rent control decision, which thoroughly obfuscates issues and potential solutions, Judge Sawyer has set a timetable for the city which promises timely review and an eventual return to growth and development. Despite their outrage that "outsiders" have been able to affect the city's future, Rohnert Park officials have to concede that the planning process wasn't entirely in synch with state requirements. In fact, City Attorney John Flitner had warned the City Council that such a suit was possible.

Bigger regional issues, such as sewage and transportation, are likely to play a far greater role in how fast and far Rohnert Park grows than Judge Sawyer's recent decision. As Rohnert Park gains size and power, it bumps increasingly into forces it can't entirely control.

Certainly we can expect the Sierra Club suit to produce a lively City Council election. Sierra Club supporters have indicated they intend to make the lawsuit the focus of a campaign against council incumbents. But whether they'll find Rohnert Park voters receptive to their regional no-growth agenda is another matter. It's one thing to convince a judge that the city's planning process is out of whack. It's another to convince city residents that fewer homes and fewer businesses will make Rohnert Park a better place to live.

—Bill Haigwood



" I WANT TO KNOW... "

**Are those houses across from the main gate at
Sonoma State University part of Rohnert Park?
How come they don't have curbs and sidewalks?**

This is a housing tract called Canon (or Cannon — it's been spelled both ways) Manor that's not part of Rohnert Park. It has its origins many years ago before Sonoma State moved out to its present location from College View Drive. An enterprising developer laid out a subdivision on the south side of East Cotati Avenue when there was nothing but pasturelands to the south and west. He sold lots and property owners built houses. All this was done long before Sonoma County tightened up its rules on rural development.

Canon Manor slowly grew, adding a few more houses year after year, but now problems have developed. The county's closely monitoring the water quality and some well-water contamination has been spotted, due to the close proximity of wells and septic systems each one-acre lot has to bear.

The county wants the city to annex the subdivision, but the city doesn't want to inherit the potential well-water contamination

problems. The solution would be to install pipelines and connect all the homes to the city's water and sewer system, thus freeing homeowners from reliance on individual wells and septic tanks. But the cost would be prohibitive. There are not enough residents in Canon Manor to form an assessment district and each would have to be assessed an enormous amount to pay for water and sewer connections that could conceivably cost close to \$1 million or more. Although homeowners might approve annexation to the city, some method of financing water and sewer hookups would have to be devised for they couldn't possibly bear all the costs themselves.

The subdivision is included in Rohnert Park's sphere of influence, but for now it's only a marriage on paper. There are no plans to form a closer alliance. As long as Canon Manor is a legitimate housing project under county rules, it can remain. Needless to say, any similar project that came before the county these days would be shot down in flames.



LETTERS

6 Wednesday, February 14, 1990
Rohnert Park-Cotati Clarion

HELICOPTER FLIGHT

Editor:

An open letter to the Sonoma County Sheriff's Department:

Recently the residents of the L Section of Cotati and Rohnert Park were put through a major state of panic that lasted approximately 15 minutes. What caused this? A sheriff's helicopter hovering over our houses and appearing to possibly land on our rooftops or in the fields nearby.

'The last time this happened was on April 14, 1989, when Ramon Salcido was being sought out for the murder of seven people, three of whom were our close friends and neighbors. That was a day that none of us will forget the rest of our lives! To have this happen again so soon to the date had many of us locking our doors and windows and wondering if the school was keeping our children inside and safe. Many teachers were also concerned.

When we called the Sheriff's Department to inquire why the helicopter was hovering, we were informed (very rudely I might add) "that we need not worry, they were only taking pictures." We still don't know of what and would like to

know.

Anyway, please take our and our children's feelings into consideration the next time you plan to do something like this. PLEASE let us know via the newspapers, fliers, TV50 and/or our local police departments. That way we can be ready and let our children know that all is well in Cotati and Rohnert Park.

Denise Salm, Karen Cross and
six other L Section residents

CONCERNED CITIZENS MUST GET INVOLVED

Editor:

The Planning Commission of Rohnert Park recently completed their input to the draft general plan for the city. The Concerned Citizens for Rohnert Park support many of the changes that they made. Now the plan goes back to the City Council for more input and final adoption. It is now time to let the council know what you want for our city.

The Concerned Citizens encourage you to come to the meeting Tuesday, Feb. 20, at 7 p.m. at City Hall, 6750 Commerce Blvd., to support the following vitally important issues for the future of Rohnert Park:

- No future annexation without a thorough (one- to two-year) general plan update process that includes neighborhood meetings and a balanced citizens' advisory committee.
- Stop wasting our time and energy promoting new cities elsewhere.
- Include the SSU environs study in our general plan. Their needs

must be met if they grow as planned.

- No heliport in Rohnert Park — we don't need the noise.

- "Residents," not "the city or developers," should decide how big our city should be allowed to grow.

- No development plans should be allowed for areas outside the current city limits in this hurry-up five-year general plan.

- We must provide for adequate permanent open space and a buffer to neighboring development.

- Regardless of what ABAG says, we do not "need" to build all the houses that they project for our area.

- No planning for housing sites for after 1995 should be included in this rushed five-year plan.

- There is no "pent-up housing crisis" that should sidetrack proper growth. What is needed first is clean commercial and industrial development to provide the tax dollars needed to meet the existing need of our residents and services.

- An open-space committee should be formed at once to identify desirable open-space for permanent protection and to develop a plan of action to create the desired buffer zones.

- This general plan should plan for only the sewage treatment capacity and water supply needed for the city of 40,000 that the plan defines.

- Require an "Above Ground Hazardous Materials" ordinance be enacted this year. (The law requires one.)

Please come to the meeting to express your views on these and other issues.

Harvey Bell
Rohnert Park

RP Council backs 1 cent sales tax

By JUD SNYDER

A one cent sales tax on the June ballot and an approval "in concept" of a growth management plan won approval from Rohnert Park's City Council last night.

Both items are in conjunction with the Sonoma County Transportation and Sales Tax Committee which is trying, once again, to get voter approval to finance transportation improvements on the 101 Corridor.

"The council should think about a unified position on each one of the components so the city's representative can inform the committee," said City Manager Pete Callinan.

The committee meets today.

There was unity among council members for the one cent sales tax plan as opposed to the half cent idea that's also up for consideration.

"Half a cent will get you only half of what you want," said Councilman Warren Hopkins.

The purchase of Northwest Pacific RR right of way wasn't all that easy.

"Everybody wants the railroad but few will ride it if it's built," said Callinan, referring to surveys turned in to City Hall in connection

See TAX, Page 2

TAX

From Page 1

with updating the city's general plan.

"We need control over what happens in Rohnert Park, like overcrossings or undercrossings," said Mayor Art Hollingsworth. "We might not see this built in our lifetime, but we should support it in concept."

"Without the railroad component, the consultants said the voters will not vote for a sales tax," said Councilman Dave Eck.

The growth management plan was also supported in concept.

"We have to include this or the voters will never approve a sales tax," said Councilman Charlie Cochran. He's the city's representative to the transportation panel.

The council also approved improving and widening Stony Point and Petaluma Hill roads to provide alternate north-south routes to the freeway.

★ ★ **GENERAL PLAN MEETING** ★ ★
February 20, 1990
Rohnert Park City Hall

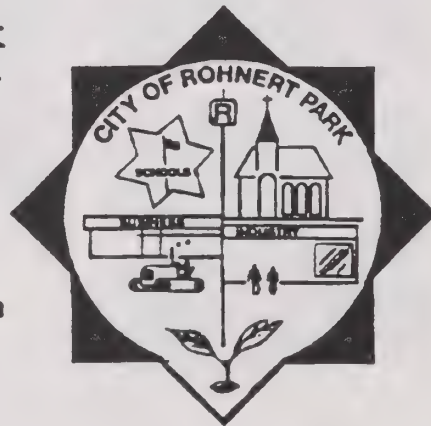
An Open House Meeting was recently held on February 3 to obtain public input and comments on the update of the Rohnert Park draft General Plan. The City Council held a meeting on February 12 to review the Plan and obtain additional public comment.

The Rohnert Park City Council will conduct a General Plan Meeting on Tuesday, February 20, 1990, at 7:00p.m. in the City Council Chambers at 6750 Commerce Boulevard.

Copies of the draft General Plan are available at the Rohnert Park Planning Department at City Hall for review.

**1990
ROHNERT PARK
GENERAL PLAN
MEETING**

**TUESDAY,
FEBRUARY 20
7:00 P.M.
CITY HALL
6750 Commerce
Boulevard
Council
Chambers**



Rohnert Park Wants Trailer Park to Hit the Road

S.F. Chronicle Feb. 15, 1990

By Ron Sonenshine
Chronicle Correspondent

Rohnert Park city leaders are quietly planning to raze a trailer park filled with dilapidated cars, vans, buses and trailers that is known as the "last bastion of hippies."

City planning commissioners consider the five-acre Sonoma Grove Trailer Park to be an eyesore. They want to build housing on the site to accommodate Sonoma State University's growing student population, which is expected to double to 14,000 in the 1990s. The trailer park, called the Grove, is located two minutes from the campus by bicycle.

With its cheap rents, the Grove has long been a haven for people with alternative lifestyles and others who need an inexpensive place to stay — including college students. It has also become a last resort for families who cannot afford to rent or buy homes in Rohnert Park.

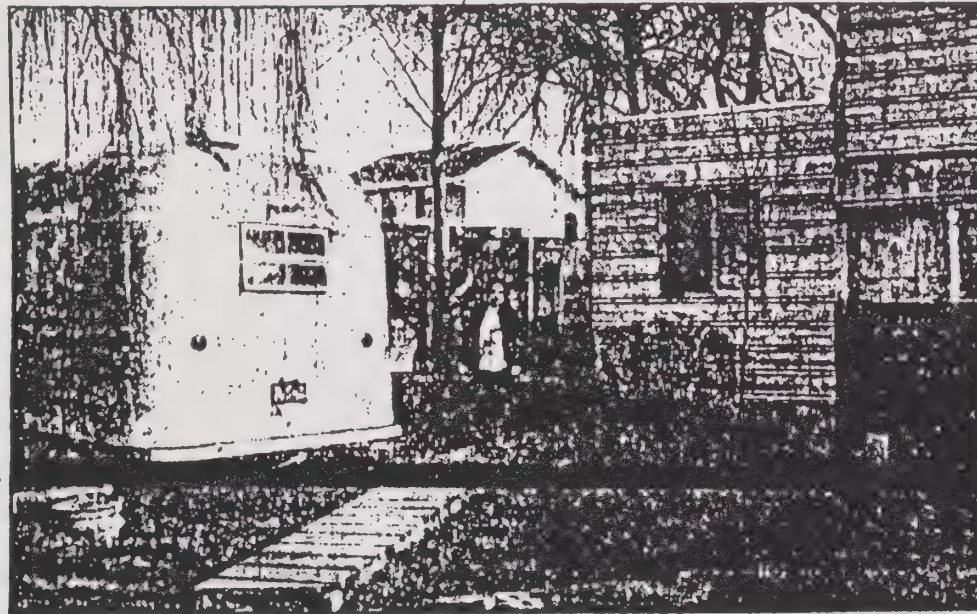
The planning commissioners believe, however, that the time has come for the trailer park to move on. They want construction to start at the Grove as early as next year and have included their proposal in Rohnert Park's 15-year general plan. The document that sets the guidelines for the city's long-term growth and development will be presented for public review on Tuesday.

"It's the last bastion of hippies," said Planning Commission Chairwoman Vida Jones.

'Hot Potato'

Jones warned that the proposal to do away with the trailer park is "going to be a hot potato," but she defended the plan. There is a consensus among the commissioners that "something ought to be done to clean up the place," she said.

Other Rohnert Park officials have denounced the rag-tag collection of vehicles in the trailer park as



BY JOHN CHARRA/THE CHRONICLE

City commissioners say the trailer park is an eyesore and want to replace it with student housing

"substandard, unsanitary and unsightly." Some of the former school and tour buses have been converted into striking "mobile homes" with skylights, wood paneling, awnings and enclosed patios. Other sites on the asphalt lot, however, are strewn with discarded clothing, garbage and car parts.

The planning arm of the city has never liked the place, which was established in 1973 as "alternative housing" for Sonoma State students. At the time, City Council members approved the trailer park despite objections from the Planning Commission.

The Grove's Genesis

In the beginning, the enclave on the eastern edge of the city limits was small and somewhat removed from the rest of city. Its only neighbors were groves of trees and hay fields, which have since been plowed under to make way for con-

dominiums, upscale subdivisions and small shopping centers.

Word soon spread about the free-spirited trailer park community with communal showers and rest rooms, amenities that were a novelty at the time. Seventeen years ago, students could rent a spot at the Grove for about \$65 a month. Rental rates now start at \$140 a month, still considered a great bargain. There is rarely a vacancy in the crowded trailer park and almost always a lengthy waiting list for space in the lot that holds about 150 vehicles.

Grove resident Bill Grisham said he and his neighbors in the "little city" will be in for hard times if Rohnert Park planners get their way.

"You're going to see a lot of traumatized people if we have to move," said Grisham, who has lived in the Grove with his family for five

years. "We're like flowers here, very fragile people."

Bonnie Gilmore, who has managed the trailer park off and on since 1979, took a dim view of the plan to develop the site. "They (Rohnert Park planners) probably want condos here," she said. "It's such a lovely place, so quiet."

'Fort Pot'

The Grove has not always been so tranquil, said Rohnert Park Police Chief Robert Dennett. In its heyday about a dozen years ago, Grove residents used to call the place "Fort Pot" and published a newsletter called the "Freaky Weekly," Dennett said.

"It was a very liberal and avant-garde place," he said. "Geez, you could see the blue haze of smoke over the place back then, but it wasn't really a haven for drug dealers."

Trailer park owner Alexis Tellis has mixed feelings about the city's development plans. City officials have not decided whether they should offer to buy his property or designate it as a redevelopment site.

Tellis said it is ironic that Rohnert Park now wants to develop the place. The trailer park was established, he said, because city leaders begged him to use his empty lot to house students who lived in an "out-law camp" across the street from the university. The students had parked their cars and vans at the campus and had ended up calling their vehicles home.

Tellis said he initially was "a little nervous" about the idea. In addition to students, he said, the trailer park attracted "some counterculture types, some troublemakers and, of course, lots of, shall I say, substance users?"

There were, however, few drug arrests at the grove, he said.

Dogs were more prevalent than drugs, said Scott Underwood, a 40-year-old Vietnam veteran who has lived at the Grove since 1973. "I think everybody had three German shepherds."

Vicious, bloody dog fights and disputes among the pet owners were commonplace and led to the banning of canines at the Grove.

Underwood lives in a former school bus. With its wood-paneled interior and its gas and electrical appliances, Underwood's bus no longer bears much resemblance to a vehicle.

Jones acknowledged that it will be difficult for residents of the trailer park to find someplace else to live. However, the little community no longer is in step with the tidy, well-planned city that has grown up around it, planning commissioners say.

"We have lived our lives and they have lived theirs," Jones said. "But where are they going to fit in, with suburbia all around them?"



APPENDIX XIII

**CITY COUNCIL
GENERAL PLAN MEETING**

February 26, 1990

The City Council continued its review of the Draft General Plan on February 26, 1989. Invitations to the meeting were sent to 151 individuals and a notice was published in the Clarion. The meeting began at 7:00 p.m. and was held at City Hall, 6750 Commerce Boulevard.

The Mayor opened the meeting with a motion to establish as City policy that the City's Sphere of Influence should be moved back to the City limits. After discussion, the Council agreed with the proposal.

The Council reviewed the Land Use element and made changes that should be included in the Final Draft of the General Plan.

ROHNERT PARK CITY COUNCIL
Adjourned Regular Meeting
Monday, February 26, 1990

AGENDA

7:00 p.m. Call to Order, Pledge of Allegiance
Roll Call (Cochran_Eck_Hopkins_Spiro_Hollingsworth_)

NOTE: If you wish to speak on an item under discussion by the Council which appears on this agenda, after receiving recognition from the Mayor, please walk to the rostrum and state your name and address for the record.

Verification of amendments to Chapter 1, Purpose of the General Plan

Review and amendment of Chapter 2, Land Use

1. Council review and amendment

Review and amendment of Chapter 3, Circulation

1. Public appearances - for public comment on Chapter 3
2. Council review and amendment

Review and amendment of Chapter 4, Housing

1. Public appearances - for public comment on Chapter 4
2. Council review and amendment

Review and amendment of Chapter 5, Conservation

1. Public appearances - for public comment on Chapter 5
2. Council review and amendment

Review and amendment of Chapter 6, Open Space

1. Public appearances - for public comment on Chapter 6
2. Council review and amendment

Review and amendment of Chapter 7, Noise

1. Public appearances - for public comment on Chapter 7
2. Council review and amendment

Review and amendment of Chapter 8, Safety

1. Public appearances - for public comment on Chapter 8
2. Council review and amendment

Adjournment no later than 9:00 p.m.

Rohnert Park City Council Minutes

February 26, 1990
Adjourned Regular Meeting
RE: GENERAL PLAN

The Council of the City of Rohnert Park met this date in adjourned regular session commencing at 7:00 p.m. in the City Offices, 6750 Commerce Boulevard, Rohnert Park, with Mayor Hollingsworth presiding.

Call to Order

Mayor Hollingsworth called the adjourned regular session to order at approximately 7:02 p.m. and led the pledge of allegiance.

Roll Call

Present: (4) Council member Cochran, Eck, Spiro and Hollingsworth
Absent: (0) None
Late: (1) Councilman Hopkins (time of arrival noted in the minutes)

Staff present for all or part of the meeting: City Manager Callinan, City Attorney Flitner, Planning Director Skanchy, Assistant to the City Manager Leivo, and Director of Public Works/City Engineer Brust.

General Plan

Mayor Hollingsworth gave a brief overview of the last meeting which was held on February 20th and stated that public comment was received at that meeting on the Land Use element of the General Plan and suggested that the City Council not deal with anything outside of the city boundaries and that he feels the Council should bring in the sphere of influence to our city limits.

Councilman Hopkins arrives

Councilman Hopkins arrived at the meeting, the time being approximately 7:05 p.m.

Mayor Hollingsworth made a motion to bring in the sphere of influence to the existing city limits, commenting that this would result in an ultimate city population of 40,000. Councilman Eck seconded the motion.

City Manager Callinan advised the Council that a request had been received from Mr. Tom Roberts, who owns property in the area west of our city limits, to have that property annexed into the city. Referring to a plan on display, he brought Council's attention to the new frontage road in the northwest area of the city and pointed out an area that should be included in the sphere of influence.

Councilman Eck commented that he had concerns that in considering all the criteria such as sewer, that allowing an area into the sphere of influence might be construed as

promising that it would be considered for annexation.

Councilman Hopkins stated that if we do not expand the sphere of influence to the west that since it is in the county that we may or may not do something with it but having it as part of our sphere of influence we could clean up the area.

Councilmember Spiro queried why it would be wise to pull the sphere of influence and if a problem could exist if it were not, explaining that tonight's discussion concern the same has caught her a little off guard. Councilman Cochran explained that the Government Code definition of sphere of influence has changed and that under the new definition it would need to be more restrictive.

Councilman Hopkins noted that taking a check on our sphere of influence would alert Marin County that we would not pick up any of their load.

Mayor Hollingsworth stated he believes keeping a check on commercial and residential growth is wise at this point.

Council member Spiro queried that if we pull in our sphere of influence and any future annexations take place, could there be repercussions? Councilman Cochran stated that it is difficult to predict what will happen 5 or 6 years from now and that we need to focus on today.

Further discussion followed regarding the sphere of influence and the pro's and con's of making provisions for commercial development during which discussion the topic of adding new cities to accommodate growth was briefly discussed. City Manager Callinan referred to a recent newspaper article condoning the development of new cities to provide for growth in the future, stating copies of said article were before the Council tonight.

Council member Spiro informed that she feels more commercial development would dilute existing commercial development and that the city is filled with discount type businesses, and that we should try for other types of business. She also stated she does not believe we have the base in Rohnert Park to support many more commercial establishments and that she thinks we need industrial rather than commercial enterprise.

Council member Spiro stated that as she understands it that the Council can vote on the sphere of influence matter but that the LAFCO sets the policies. Councilman Hopkins explained that the LAFCO has almost always gone along with the City's recommendations and actions.

City Manager Callinan stated for the record that LAFCO wants the sphere of influence to go out to Stony Point Road.

Mayor Hollingsworth amended his motion to pull the sphere of influence into the city limits on its eastern boundary, to extend it westward to Dowdell Avenue, to allow for commercial development. Said amended motion was seconded by Councilman Eck and the amended motion was unanimously approved.

City Manager Callinan requested that a February 15th letter from LAFCO containing comments on the Draft General Plan, be included for the record, a copy of which letter attached to the original set of these minutes.

City Manager Callinan also stated that three (3) letters had been submitted after the close of the February 20th General Plan meeting from 1) A. H. Henke, Sonoma Grove; 2) Leslie Kormier, 1045 Camino Coronado; 3) Richard A. Brada, Sonoma Grove. He added that a telephone message had been received from Chip Worthington for tonight's meeting stating that he feels 40,000 population is too low.

Purpose of the General Plan

The Council proceeded to discuss and make changes to the Advanced Draft of the General Plan. Mayor Hollingsworth requested a brief review of Chapter 1 - Purpose of the General Plan as he had a few minor changes.

Councilman Eck suggested that use of the word "immunizes" contained in item 5. of 1.1 "Purpose" may make the City sound too defensive.

Councilman Eck also suggested that under the "General Principles" section that it might be stressed that the City recognizes its responsibility to the citizens, citing the input received from the citizens survey.

Mayor Hollingsworth suggested that under the "General Policies" section that the words "ultimate" and "within the existing City limits is anticipated to total approximately 40,000" be omitted.

Councilman Cochran suggested that rather than state "citizens committee" as stated in the "General Principle" section that a statement to the effect that "a thorough General Plan review and update including but not limited to public hearings, public work shops, and public comments" should be added.

General Plan-Land Use and Growth

Discussion was held concerning the Land Use and Growth section of the General Plan.

City Manager Callinan advised that changes made as a result of previous meetings and attorneys comments have been included on the gold colored Land Use and Growth section which is before the Council tonight.

Councilman Eck stated that he thinks the "Goals" are better now.

Assistant to the City Manager Leivo gave a detailed explanation of the changes made to the Goals section contained in the Land Use and Growth element thus far.

Further discussion was held during which it was the consensus of the City Council to include the Goals as is with the exception that the word "superior" be substituted with the word "adequate" in the Goal listed on Page L.4.

Councilman Eck advised that he feels the City should stress that one of its goals is to provide levels of services which are in line with our ability to pay and that we maintain levels of services to assure our citizens are adequately supplied.

A wide ranging discussion was held during which each Council member participated in making suggested changes or deletions to the Land Use and Growth element of the Draft General Plan. Each Goal, Principle, Proposal, Objective, Standard, and Implementation Measure was studied and discussed by the Council.

Mayor Hollingsworth queried if the Council wished to continue due to the lateness of the hour and the fact that the meeting had been scheduled to adjourn at 9:00 p.m. and it was now after that time. It was the consensus of the Council to continue as there were not that many items left to discuss.

Discussion on the Land Use and Growth element concluded.

Councilman Cochran suggested that the General Plan be put in Advanced Draft form before a public hearing is set.

Councilman Eck requested that two items be added: (1) Regarding along Hwy. 101, he suggested that a set number of 30 or 40 foot landscape setbacks be provided for commercial development on both sides of the freeway; and (2) the improvements for Roberts Lake Road be incorporated into the Plan.

Councilman Eck also suggested the need for a Design Review Board. Discussion followed during which Councilman Cochran advised that such a Board would only duplicate the efforts of our Planning Commission and listed problems experienced by the City of Santa Rosa with their Design Review Board.

Upon conclusion of the discussion it was the consensus of the City Council to approve the draft of the Land Use and Growth element with the changes suggested tonight.

Adjournment

There being no further business, Mayor Hollingsworth adjourned the meeting at approximately 9:34 p.m. to Tuesday, March 6, 1990 at 7:00 p.m.

Mayor

Deputy City Clerk

«DATA Address List-02/21/90»

February 21, 1990

«nameaddress»

Dear «lastname»:

The City Council will hold a special meeting regarding the General Plan at 7:00 p.m. on Monday, February 26, 1990, at City Hall, 6750 Commerce Boulevard. Please join us for this important meeting.

We invite you again to join us and share your comments regarding the Draft General Plan. At this meeting, the Council will verify changes made in the General Principle in Chapter 1, review and amend the Land Use element, probably listen to public comments on the Circulation element, and, if time permits, consider the other elements.

Staff has amended Chapter 1 - General Purpose of the Plan as directed by the City Council (enclosed). Additional amendments are proposed in response to public comments and consultant advice received recently (see memo for explanation).

Sincerely,

CITY OF ROHNERT PARK

Carl Eric Leivo
Assistant to the City Manager

CEL:dt

Enclosures

Scott Ahrens
5101 Hacienda Court
Rohnert Park, CA 94928

Norah Alford
101 Enterprise, #75
Rohnert Park, CA 94928

Jim Angelo
5785 Dolores
Rohnert Park, CA 94928

Henry Arian
4567 Harbor Lane
Rohnert Park, CA 94928

Marcelle Arian
4567 Harbor Lane
Rohnert Park, CA 94928

Charlie (Brown) Artman
Sonoma Grove: 25 Alexis
7450 Cristobal Way
Rohnert Park, CA 94928-3566

Anella Barbour
7367 Belita Avenue
Rohnert Park, CA 94928

Evelyn R. Beauchamp
1117 Cielo Circle
Rohnert Park, CA 94928

Harvey Bell
700 Lindsay Avenue
Rohnert Park, CA 94928

Henry Bills
1161 San Antonio
Rohnert Park, CA 94928

Ray Biloplavek
815 Corti Aziel
Rohnert Park, CA 94928

Teresa Bowden
1701 East Cotati Avenue
Box 9019
Rohnert Park, CA 94928

Joseph Boyle
1372 Mattice Lane
Rohnert Park, CA 94928

Linda Branscomb
21 Anne
Rohnert Park, CA 94928

Mrs. Raymond A. Brooks
P. O. Box 1173
Rohnert Park, CA 94927-1173

Janice Brown
4438 Hollingsworth Circle
Rohnert Park, CA 94928

Leff Brown
4438 Hollingsworth Circle
Rohnert Park, CA 94928

Clifton Buck-Kauffman
1039 Madrone Avenue
Cotati, CA 94931

Thomas Brenton Burrell
6189 San Mateo Court
Rohnert Park, CA 94928

Marion Burrell
6189 San Mateo Court
Rohnert Park, CA 94928

Patricia Cantú
#2 Alexis
Rohnert Park, CA 94928

T. Robert Cato
6197 Santa Clara Place
Rohnert Park, CA 94928

James Christian
1300 North Dutton, Suite 106
Santa Rosa, CA 95401

Frank M. Christmas
7380 Circle Drive
Rohnert Park, CA 94928

James M. Clark
80 Walnut Circle
Rohnert Park, CA 94928

Dixie Conway
5680 Daniel Drive
Rohnert Park, CA 94928

Patricia M. Costello
430 Santa Barbara Drive
Rohnert Park, CA 94928

Consuelo Couley
6179 San Bruno Court
Rohnert Park, CA 94928

Julia D'Addario-Ahrens
5101 Hacienda Court
Rohnert Park, CA 94928

Tim Danesi
6400 Meadow Pines Avenue
Rohnert Park, CA 94928

Robert Davig
53 Varda Street
Rohnert Park, CA 94928

Bambi Dennett
5349 Daniel Drive
Rohnert Park, CA 94928

Rick Dennett
5349 Daniel Drive
Rohnert Park, CA 94928

Barry Eisenberg
Sonoma Grove: 27 Alexis
Rohnert Park, CA 94928

Betty Ferra
433 Ava Avenue
Rohnert Park, CA 94928

Tony Ferra
433 Ava Avenue
Rohnert Park, CA 94928

Louise Field,
40 Anne Avenue
Rohnert Park, CA 94928

Tracy Fields
742 Racquet Club Court
Rohnert Park, CA 94928

Richard Forrest
1339 Megan Place
Rohnert Park, CA 94928

Betty Fredericks
242 Alden Avenue
Rohnert Park, CA 94928

Denny C. Freeman, DC
340 Raley's Towne Centre
Rohnert Park, CA 94928

Margaret Fuller
5730 Davis Circle
Rohnert Park, CA 94928

Dawna Gallagher
7342 Rasmussen Way
Rohnert Park, CA 94928

Thomas J. Gallagher
7342 Rasmussen Way
Rohnert Park, CA 94928

Harlan Gates
5730 Davis Circle
Rohnert Park, CA 94928

Sandra L. Geary
1422 Montana
Rohnert Park, CA 94928

George Geister
5715 Davis Circle
Rohnert Park, CA 94928

John Giertz
455 Alta Avenue
Rohnert Park, CA 94928

Frank Gilman
85 Alma Avenue
Rohnert Park, CA 94928

Homer Goodwin
41 Yaurel Court
Rohnert Park, CA 94928

Pilar Goodwin
41 Yaurel Court
Rohnert Park, CA 94928

Mike Gragg
7408 Brenda Way
Rohnert Park, CA 94928

Flo Gresty
4507 Fairway Drive
Rohnert Park, CA 94928

Gerald Griffin
1514 Garfield Court
Rohnert Park, CA 94928

Alfred Haggerty
167 Fescue Way
Rohnert Park, CA 94928

Laura Hamilton
8025 Beverly Drive, #301
Rohnert Park, CA 94928

Craig Harrington
1936 Spring Street
Healdsburg, CA 95448

Ron Harris
333 Enterprise, #29
Rohnert Park, CA 94928

Hertzel Harrison
4413 Hamlet
Rohnert Park, CA 94928

E. Heison
915 Dorine Avenue
Rohnert Park, CA 94928

Linda Henderson
1433 Magnolia Avenue
Rohnert Park, CA 94928

Molly Herman
4855 Synder Lane, Apt. 382
Rohnert Park, CA 94928

John Hoobler
7102 Adrian Drive
Rohnert Park, CA 94928

Marjorie Jean Hoobler
7102 Adrian Drive
Rohnert Park, CA 94928

George Horwedel
7669 Camino Colegio
Rohnert Park, CA 94928

Robert Intersimone
4310 Fairway
Rohnert Park, CA 94928

Catherine Isett
1435 Muir Place
Rohnert Park, CA 94928

Rick Kaufman
1520 Holly Avenue
Rohnert Park, CA 94928

Mrs. W. B. Kery
4750 Country Club
Rohnert Park, CA 94928

Karl Kim
217 Fauna Avenue
Rohnert Park, CA 94928

Jerry Kohler
371 Bonnie Court
Rohnert Park, CA 94928

Lewis J. Kuehm
1406 Gregory Court
Rohnert Park, CA 94928

Jeff Leon
4 Embarcadero Center, #1400
San Francisco, CA 94111

Joseph Louvar
912 Edna Court
Rohnert Park, CA 94928

Theresa J. Louvar
912 Edna Court
Rohnert Park, CA 94928

Rick Luttmann
917 Dokine Avenue
Rohnert Park, CA 94928

Alvin Reed Lyle
4536 Fairway Drive
Rohnert Park, CA 94928

Cathe Lynch
8201 Camino Colegio, #90
Rohnert Park, CA 94928

Barbara MacKenzie
1536 Gladstone Way
Rohnert Park, CA 94928

Jake MacKenzie
1536 Gladstone Way
Rohnert Park, CA 94928

Ed Maness
963 Ellen Court
Rohnert Park, CA 94928

Jim Manion
439 Ava Avenue
Rohnert Park, CA 94928

Alici E. McAdams
16 Alexis
Rohnert Park, CA 94928

Alvin B. McArdle
18 Circulo Lujo
Rohnert Park, CA 94928

Dennis G. McCormack
1431 Jasmine Circle
Rohnert Park, CA 94928

Ray McKenzie
7729 Montero Drive
Rohnert Park, CA 94928

James Michener
1312 Gold Way
Rohnert Park, CA 94928

Dave Mochel
4405 Hollingsworth
Rohnert Park, CA 94928

Linda Morand
5297 Eunice Street
Rohnert Park, CA 94928

Paul Morand
5297 Eunice Street
Rohnert Park, CA 94928

Lee Neuerburg
7621 Beverly Drive
Rohnert Park, CA 94928

Ron Neuerburg
7621 Beverly Drive
Rohnert Park, CA 94928

Edward O'Brien
1525 Holly Avenue 1
Rohnert Park, CA 94928

Marjorie O'Brien
1525 Holly Avenue 1
Rohnert Park, CA 94928

Patrick O'Connell
8459 Liberty Avenue
Rohnert Park, CA 94928

Kevin Otten
328 Allan Avenue
Rohnert Park, CA 94928

Charmaine Padilla
252 Fig Ct.
Rohnert Park, CA 94928

Linda R. Park
1265 Camino Coronado
Rohnert Park, CA 94928

Darryl Parkinson
1373 Parkway
Rohnert Park, CA 94928

Robert Powell
952 Hawthorne Circle
Rohnert Park, CA 94928

Karyn Pulley
6390 San Rafael Court
Rohnert Park, CA 94928

Monique Purkett
64 Francis Circle
Rohnert Park, CA 94928

S. Purkett
64 Francis Circle
Rohnert Park, CA 94928

Richard J. Radtke
6188 San Ramon Place
Rohnert Park, CA 94928

Herbert Ray
1383 Middlebrook Way
Rohnert Park, CA 94928

Reji Ray
1383 Middlebrook Way
Rohnert Park, CA 94928

James E. Redding
7147 Barbi Lane
Rohnert Park, CA 94928

Tom Roberts
4655 Willis Avenue
Rohnert Park, CA 94928

Beth Robertson
4722 Fairway Drive
Rohnert Park, CA 94928

Jimmie Rogers
101 Golf Course Drive
Rohnert Park, CA 94928

Joyce Rogers
101 Golf Course Drive
Rohnert Park, CA 94928

David Rostov
39 Walnut Circle
Rohnert Park, CA 94928

Cecelia Russell
1550 Parkway Drive
Rohnert Park, CA 94928

Lon Russell
1550 Parkway Drive
Rohnert Park, CA 94928

Gene Schwarz
26 Freedom Place
Rohnert Park, CA 94928

Lisa Schwarz
26 Freedom Place
Rohnert Park, CA 94928

Calvin Scollon
101 Enterprise Drive, #142
Rohnert Park, CA 94928

Coralia Serafim
761 Lincoln Avenue
Rohnert Park, CA 94928

Rhonda Shawner
7592 Beverly Drive
Rohnert Park, CA 94928

Suzanne Shriver
7333 Cornell Avenue
Rohnert Park, CA 94928

John Sime
2 Las Casitas Drive
Rohnert Park, CA 94928

Elizabeth Smalarz
1541 Genesis Court
Rohnert Park, CA 94928

Bruce Smith
4501 Heath Circle
Rohnert Park, CA 94928

Spring Songbird
1333 Gold Way
Rohnert Park, CA 94928

Monse Speer
699 Lincoln Avenue
Rohnert Park, CA 94928

Pam Stafford
5793 Dexter Circle
Rohnert Park, CA 94928

Georgia Clark Stevens
101 Enterprise Drive #99
Rohnert Park, CA 94928

Jeanne Stratford
7789 Montero Drive
Rohnert Park, CA 94928

John R. Stratford
7789 Montero Drive
Rohnert Park, CA 94928

Whitey Stratton
875 Holly Avenue
Rohnert Park, CA 94928

Paul Stutrud
712 Hudis Street
Rohnert Park, CA 94928

Kristin Swanson
7075 Adele Avenue
Rohnert Park, CA 94928

Dennis Tatman
1774 Santa Cruz Way
Rohnert Park, CA 94928

Alexis Tellis
505 Sansome Street, #1502
San Francisco, CA 94111

Mike Terwilliger
1165 Santa Cruz Way
Rohnert Park, CA 94928

A. Scott Thimann
1481 Parkway Drive
Rohnert Park, CA 94928

Renée Thimann
1481 Parkway Drive
Rohnert Park, CA 94928

James B. Thomas
4405 Hamlet Court
Rohnert Park, CA 94928

James Thompson
4300 Gloria Court
Rohnert Park, CA 94928

Mrs. James Thompson
4300 Gloria Court
Rohnert Park, CA 94928

Michael Tippet
31 Alexis
Rohnert Park, CA 94928

Helen M. Todd
961 Santa Cruz Way
Rohnert Park, CA 94928

Jay Todd
961 Santa Cruz Way
Rohnert Park, CA 94928

Dale Trowbridge
6039 Elsa Avenue
Rohnert Park, CA 94928

John Unguren
4380 Fairway Drive
Rohnert Park, CA 94928

David Van Nuys
6189 San Bruno Court
Rohnert Park, CA 94928

Jerry Weiss
P. O. Box 7044
Cotati, CA 94931

Frank Wollas
Sonoma Grove: 44 Vanda
Rohnert Park, CA 94928

Chip Worthington
8080 Mitchell Avenue
Rohnert Park, CA 94928

Tim Wright
P. O. Box 499
Cotati, CA 94931

Mindy Young
Sonoma Grove: 22 Barta
Rohnert Park, CA 94928

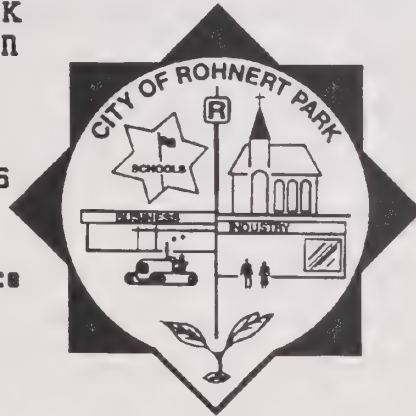
★ ★ GENERAL PLAN MEETING ★ ★
February 26, 1990
Rohnert Park City Hall

The Rohnert Park City Council will conduct a General Plan Meeting on Monday, February 26, 1990, at 7:00 p.m. in the City Council Chambers at 6750 Commerce Boulevard.

At this meeting, the Council will verify changes made in the General Principle in Chapter 1, review and amend the Land Use element, probably listen to public comments on the Circulation element, and, if time permits, consider the other elements.

1990
ROHNERT PARK
GENERAL PLAN
MEETING

MONDAY,
FEBRUARY 26
7:00 P.M.
CITY HALL
6750 Commerce
Boulevard
Council
Chambers



February 27, 1990

The Mayor and City Council Members
City of Rohnert Park, Ca

RECEIVED
MAR 1 1990
CITY OF ROHNERT PARK

Dear Mr. Mayor and Council Members,

The enclosed comments pertain to the circulation element of the General Plan, but they also relate to the Land Use and Public Safety elements. I'm sending them to you because I am required to be out of town on business the evening set aside for public comment on the circulation element.

By way of some additional background, you may want to know that I am an 11½ year resident of Rohnert Park, so I've developed an active interest in the future of our city. I've attended nearly all the public hearings regarding the General Plan update. At every opportunity I've advocated that the city try to encourage high quality commercial or industrial development in order to create good jobs that help to reduce the need of residents to commute to work out of town.

That is not a blind endorsement, though, of any and all commercial or industrial development. It needs to be the right type of development in the right place. With respect to the proposal to build a new Wal-Mart store in Rohnert Park, I have some serious concerns, not the least of which is its proposed location.

Your prompt attention to the concerns I've expressed in the enclosed comments will, therefore, be greatly appreciated. I shall pay close attention to your response.

Respectfully yours,

Dave Mochel
4405 Hollingsworth Cir., R.P.

DM/ss

*In Tues. 3/6
Gen. Plan. mtg.*

Correspondence	X
to ea. Councilman	X
BY to <i>Burst</i>	X
Copy to Scandley	
Copy to <i>SKandley</i>	X
<i>T LEWIS</i>	X
<i>PM C</i>	X

3-2-90 jh

Overview

Major problem with this General Plan is it's failure to adequately identify and respond to dangerous traffic problems in the vicinity of the Wilfred Ave./Golf Course Dr. intersection complex. According to data from the City's traffic consultant, congestion at this intersection complex is already the worst in Rohnert Park; yet the problem is not even discussed in the G.P. Furthermore, there is nothing in the G.P. to prevent the problem from growing a lot worse than it already is.

The City's own traffic analysis projects that level of service will diminish to gridlock conditions when undeveloped land in the vicinity of the intersection complex is built-out as allowed by current zoning.

The only response planned by the City to deal with the problem is to (1) install multiple traffic lights, and (2) ask the State to move up an unscheduled and unfunded highway project to completely redesign & rebuild intersection. In view of many other high-priority needs, there is no likelihood the State will begin this project in foreseeable future.

Therefore, in order to minimize projected traffic congestion, City Council should prevent land uses on undeveloped land near the intersection complex that will inevitably lead to hazardous increases in traffic. This can be done by rezoning undeveloped land to low-traffic, low-density, minimum development usages.

Discussion

Stated objective of the G.P. is to provide Level of Service (LOS) C or better (Obj. #4, p.3.16) on R.P.'s main streets. In brief, LOS describes roadway operating conditions on a scale of A to F; A being free-flow conditions and F being essentially gridlock (Sec. 3.4, p. 3.4).

First draft of G.P. did not identify any traffic problem at Wilfred Ave./Golf Course Dr. intersection complex¹³, nor did it indicate a LOS rating. Four other roadways, though, were described as having LOS D conditions. However, as stated in a letter to the Planning Director and City Council on Nov. 28, a simple observation would show the intersection complex is already below LOS C. For example:

- a. Traffic backs up in all directions during heavy traffic periods.
 - - down to Yardbirds store on Commerce,
 - - across RR tracks on Golf Course Dr.,
 - - on northbound freeway off-ramp.
 - - thru Commerce underpass to Redwood Dr.
- b. Poorly designed and confusing, especially for drivers not familiar with it. Illogically, for example, driver must know to turn south on Commerce to go NORTH on freeway, but turn north on Commerce to go SOUTH on freeway.
- c. Larger number of drivers unfamiliar with hazardous conditions at intersections due to hotel & other commercial dev.
- d. Heavy volume of traffic entering freeway causes traffic to stop on freeway & several serious accidents have occurred. New overpass being built will shift the point of merge farther down the road, but won't solve problem.
- e. Location of a popular bar (Smitty's) simply contributes to hazardous conditions.
- f. New Rob'ts. Lake Rd. may take some traffic off freeway ramp, but point of intersection with Golf Course Dr. creates additional hazard near already overload roadway in close proximity to high-speed RR crossing.

Revised draft of G.P. update adds more LOS information not included in original draft. The highlight circle added to Fig. 3.4 indicates three intersection points in the complex currently below LOS C - - two at LOS D and one at LOS E. By

contrast, even the R.P. Expressway complex, the busiest intersection in the city, has only one intersection below LOS C. No other intersection in R.P. comes close to being as congested and dangerous.

Despite addition of map information, text of G.P. still lists only four roadways in R.P. with LOS below C which need major capital improvements. None of the Wilfred Ave./Golf Course Dr. intersections are on the list.

Level of Service Deteriorating

Fig. 3.6 shows expected LOS deterioration, at time of full construction buildout.

- a. The three intersection points in the Wilfred Ave./ Golf Course Dr. complex already below LOS C will all drop to LOS F -- the worst rating (gridlock stage).
- b. Five more sections of the roadway complex now above LOS C will drop below LOS C (three to LOS C, one to LOS E, and one to LOS F).

Comparing Fig 3.2 (Avg. Daily Traffic flow in 1989) to Fig. 3.8 plus 3.9 (ADT flow @ buildout) shows the reason for LOS deterioration -- i.e., tremendous increase in traffic volume!

- a. In 1989, the greatest ADT flow through any part of the Wilfred Ave./Golf Course Dr. complex was 7500 vehicles. on Golf Course Dr. itself, maximum ADT flow was about 5400 vehicles.
- b. At buildout, the busiest part of the intersection complex -- the section of Golf Course Dr. crossing the RR tracks -- is expected to have an ADT flow of almost 20,000 vehicles!
- c. 20,000 vehicles is over 2 1/2 times present traffic volume! By comparison it is about equal to heaviest traffic flow through intersection of R.P. Expressway and Commerce Blvd. at present.

No Adequate Plan to Deal with Traffic

What is city's plan to deal with huge increase in traffic?
Answer -- very little.

G.P. does not describe any major capital improvement by city. Neither does the city's approved budget.

G.P. mentions future Caltrans plans for a major improvement project (p. 3.15), and Proposal #10 states city will "...encourage the State to complete ... future ultimate interchange improvements." But the G.P. does not describe improvements. More importantly, Mr. Brust confirmed during the Town Meeting on Feb. 3 that the State project:

- - has no construction date
- - has no funds budgeted
- - is not likely to be undertaken at any foreseeable future date due to many other critical road priorities.

Although not covered by any specific proposal, nor described in text of G.P., Fig. 3.5 shows five traffic lights to be installed in the vicinity of the Wilfred Ave./Golf Course Dr. intersection complex at some unspecified "future" date, presumably at full buildout. Other "future" lights are shown on roads leading into intersection. More Stop signs will also be put up on arterial streets.

Installing traffic lights does not prevent significant LOS deterioration (see fig. 3.7). For example, residents in G section will have to wait through six different signals lights to enter the southbound freeway ramp and pass through one or more new stop-sign intersections, all of which will have significant traffic backups. Residents of F and H sections will encounter either 4 or 5 signal lights plus new stop signs. Just getting onto the freeway will become a stop & go ordeal that will take significantly more time than currently.

The danger of more frequent fender-bender accidents and serious injury accidents also increases more sharply as LOS declines. The risk of accident to residents who must use intersection complex regularly is higher due to frequent exposure.

The Cause of Traffic Problems

Dangerous and worsening traffic problems in and around the intersection complex are the direct result of inappropriate land use decisions in the vicinity of Wilfred Ave./Golf Course Dr.

The high traffic volume will result from full construction buildout of the remaining undeveloped property in the vicinity of the intersection complex.

Much of this property was annexed in 1988, the justification being to ...clean up the appearance of R.P.'s northern border. It was said development would be many years in the future because the city did not have ability to extend services.

Dispite inability to provide proper roadways, further development in area - - especially rumored construction of high-traffic volume commercial development such as gas stations, fast food outlets or large retail stores - - will aggravate hazardous traffic problems already dangerous due to existing conditions.

What Can Be Done

Because the traffic problem is caused by poor land use planning, the way to keep it from dropping to total gridlock is to not allow land uses on undeveloped property in vicinity of intersection complex that cause more traffic.

One solution might be to voluntarily extend the temporary building moratorium imposed by judge Sawyer until the State makes major roadway improvements. This would inconvenience a few large property owners in the area, so a fight would probably ensue over this solution.

Another alternative would be to form a special assessment district to include all property within 1/4 mile of the intersection to raise taxes to pay for needed roadway improvements described in State plans. This would conform to Circulation Principle #3 which states:

"New development shall be required to pay a pro-rate share of needed traffic improvements."

However, large property owners would again probably object to this proposal because it makes developers pay more of costs themselves instead of having R.P. taxpayers pick up the tab.

A third alternative is one suggested in Nov. That is, rezone all the undeveloped land east and west of the freeway in the area of Wilfred Ave./ Golf Course Dr. intersection for low density traffic uses. This would satisfy Circulation Principle #1 which states:

"Land use decisions shall take into consideration potential traffic impacts."

It would require creation of an additional land use designation to the list in Section 2.12 on p. 2.19 which might be entitled, "Low traffic/Low Density/Minimal

Development only."

Examples of such land use would be:

- - RV & boat storage (as currently the land use of old Redwood Drive-In),
- - city cemetery (as requested by previous public comment).
- - horse stables and polo field (& access to right-of-way along creek channels).
- - Any other low traffic volume land use that would satisfy Circulation Standard #2 which states, in part, that:

"Where LOS is currently D or E, LOS shall not deteriorate to the next lower level."

Property owners might be less than pleased with this alternative also, but perhaps it is the compromise we can all live with. The emphasis here is on live, because it is not only a land use and circulation issue, but more importantly a public safety issue as well.

Now is the time for City Council to bite the bullet on this issue and do the right thing. Do not allow this intersection to get any worse. Stop the development causing hazardous traffic conditions.

RECEIVED

MAR 5 1990

CITY OF ROHNERT PARK

Linda Branscomb
Anne Street-Sonoma Grove
Rohnert Park, CA 94928
March 4, 1990

Honorable Arthur R Hollingsworth Jr.,
and City Council Members

Council Correspondence	<input checked="" type="checkbox"/>
Copy to ea. Councilmen	<input checked="" type="checkbox"/>
Copy to C.C.	<input checked="" type="checkbox"/>
by to	
to	

Dear Sirs and Madam;

I would like to thank you from the bottom of my heart for your vote on Sonoma Grove. You not only saved my home but restored my faith in the political process as well.

Upon graduation from SSU's Enviornmental Studies and Planning Program I thought that I could make a difference. I set out to do so working for several consulting firms and a county APCD. As I got older and faced the realities of life (money and politics) I became jaded. Some of the factors contributing to this process were Reagonomics, companies working exclusively for development and managers whose policies were subsequently investigated. In short I began to believe things couldn't improve. Disheartened I returned to Sonoma County to become a full time employee, part time student.

By saving Sonoma Grove you have given me, and a lot of other people, faith in the political process! Thank you again.

Sincerely,

Linda Branscomb

Linda Branscomb

HENRY ARIAN

RECEIVED

MAR 5 1990

CITY OF ROHNERT PARK

THE CITY COUNCIL OF ROHNERT PARK
6750 Commerce Boulevard
Rohnert Park, CA. 94928

Council Correspondence	X
Copy to ea. Councilman	X
Copy to C. L.	X
Copy to	
Copy to	

March 1, 1990

Dear Madam and Gentlemen:

Due to a health problem I have been unable to attend the meetings on the General Plan of our city, which are of great interest to me.

One approach to housing needs, which I permit myself to present for your urgent consideration, is affordable housing for many who are now and will be employed in Rohnert Park by the large retail establishments being considered by the Planning Commission.

Home Club, Price Club, like the already established K-Mart, generate substantial employment, but that mostly at wages that do not permit these employees to rent or buy property in the city of Rohnert Park. We need these people and they are entitled to the city's assistance.

Notwithstanding a statement published locally this week, huge profits will be made from land sales; the merchants expect substantial profits and the city will receive considerably increased sales tax income. I propose that a portion of this bonanza will be translated into land, land to be given without cost to a bonafide non-profit developer, who shows himself capable to build thereon housing for this workforce at rentals commensurate with their income--a rental which will leave them something for food and other needs.

As someone who has spent more than half a century in construction and real estate development, I am convinced rentals as low as \$300.00 per month can be achieved.

There is no question in my mind that where there is a will, there is a way, that land can and will be made available if you, madam and gentlemen, will put your shoulders to the wheel.

Respectfully submitted for your consideration,


Henry Arian

RP debates city boundaries

By DAVID ALLEN

Rohnert Park city leaders kicked off their review of the draft general plan Tuesday with a lively debate on when — and whether — the city should expand its borders.

The audience of 100 saw the City Council spend the first 45 minutes of the two-hour meeting on one paragraph in the plan — a discussion scheduled on the agenda to take 10 minutes — that deals with annexations and when the next plan update might take place.

The item, referred to as a "general principle," states that before any land is added to the city, a "thorough" general plan review and update will be done, including environmental reports.

A city survey showed 58 percent of respondents would like Rohnert Park to end up between 40,000 and 50,000 in population and 78 percent want it surrounded by a buffer of undeveloped land. City officials estimate the present city limits can accommodate up to 40,000 residents, from its current 33,000. The mail-in survey, sent to 13,500 homes, was returned by 4,100.

"There seems to be an over-

whelming feeling on the part of the residents that we should stay within our existing city limits," City Manager Pete Callinan told the council. He suggested the principle's language which seems to imply that annexations will occur should be removed.

Hundreds of acres east to Petaluma Hill Road are in the city's sphere of influence, land outside the city limits but expected to one day be annexed. The council commissioned a study last summer to see if a third golf course might be feasible, floating the idea of locating it on that land and surrounding it with something the city doesn't have: upscale housing with low densities.

Mayor Art Hollingsworth proposed a change to say annexations were currently impossible due to limited sewer capacity until 1995.

"That's where the council's got to bite the bullet," Callinan responded. "You've got to decide how big you want the city to be. If we're going to follow the will of

See ANNEX, Page 3

RP planners may postpone development items

The agenda's 2½ pages long with more than a dozen items listed, but it's a safe bet only a handful of these will reach the discussion stage tomorrow when Rohnert Park's Planning Commission meets at 7:30 p.m. in City Hall.

Back on the agenda are "negative docs" also known as negative declarations, for the city's planned Civic Center on Rohnert Park Expressway, widening of Redwood Drive from the Press Democrat printing plant south and a pedestrian and bicycle bridge over Five Creek from Fauna to Holly avenues. These three items were pulled from the Feb. 8 meeting on advice of City Attorney John Flitner. It was felt approval of these projects, no matter how small or large they may be, would not be advisable in light of Judge Laurence Sawyer's decision in the Sierra Club lawsuit.

Since very little has changed since Sawyer

found in favor of the Sierra Club, a strong likelihood exists that these items will once again be pulled from the agenda.

In fact, Planning Director Paul Skanchy will ask that the commission "continue indefinitely" the negative declaration on the Civic Center. His office has received a letter and "environmental questionnaire" from the Bay Area Air Quality Control Board concerning possible air pollution because of the size of the project and its 240-space proposed parking lot. Skanchy said he needs staff time to "complete a focused EIR and/or traffic study" to answer the board.

A public hearing for a day-care center on Camino Coronado for 12 children has been pulled from the agenda in order to give the planning staffers more time to notify other residents.

Two parcel maps and a sign program which

were on the Feb. 8 agenda are back on the Feb. 22 schedule. At the previous meeting, only three commissioners were present, a bare quorum, but Chairman Mike Mullins had to abstain due to a possible conflict of interest on all three items since his electrical contracting company does business with the developers. This left only two commissioners and consequently no action could be taken.

Tomorrow night, Commissioner John Giertz will be sworn in to replace Jim Davis who resigned last month due to ill health. Giertz will serve on the commission until Dec. 31. This should allow for a quorum when Mullins steps down again.

The commission will also discuss the Sierra Club lawsuit and progress being made on the city's revised general plan which is now in City Council hands.



LETTERS

Wednesday, February 21, 1990
Rohnert Park-Cotati Clarion

SIERRA CLUB

Editor:

Harvey Bell, you and the Sierra Club are still causing the city of Rohnert Park and its citizens to lose more than \$1 million annually in tax revenues with the loss of Price Club and all the shops, restaurants, motels and other clean, light industry on the northwest side of Rohnert Park. You and the Sierra Club can release the city from the lawsuit and let the city try to save the Price Club right now. You know that the general plan update will proceed so why do you insist on continuing to hurt Rohnert Park's financial future?

Steve Rose
Rohnert Park

SURVEY CITED

Rohnert Park sets growth limit

By MIKE McCOY
Staff Writer

ROHNERT PARK — City leaders, in the first major policy decision on the updated general plan, have decided to hold off on annexations until the city develops within its current boundaries and the next general plan review is completed.

City Manager Pete Callinan made the recommendation Tuesday as the City Council began its page-by-page review of the 100-page document, which months ago had been intended to be done quickly, but has since bogged down.

The council barely got through the first of seven elements during its two-hour meeting before adjourning to its next review session, set for 7 p.m. Monday.

Callinan, citing a city survey of 4,100 residents, noted the majority of residents who responded support a city with a population no bigger than 40,000 to 50,000.

"It seems overwhelmingly the residents are saying 'stay within our city limits,'" Callinan said.

Callinan's recommendation found unanimous council support, along with the council's pledge not to allow the city to grow larger than "approximately 40,000" within its existing boundaries.

Once it reaches that point, and after another but more extensive general plan update is complete, the city would be free to consider annexation requests if it so chooses, the council agreed.

Population growth and annexations already are greatly affected by the city's lack of extra sewage treatment capacity, which has severely curtailed city development. More capacity isn't expected until at least 1995.

Approximately 1,300 acres now rest outside the city but within its sphere of influence, an area generally considered to be a city's ultimate boundary.

The initial attempt to put annexation and population limitations on Rohnert Park met some resistance from Councilman Warren Hopkins, who said, "With the mentality I hear, maybe we should become part of Marin County."

Hopkins, among other Rohnert Park leaders, have been highly critical of Marin County for allegedly endorsing a policy of closing

See Annex, Page B4

The Press Democrat

Santa Rosa, California, Friday, February 23, 1990

Annex

Continued from Page B1

its door to residential development while encouraging tax-producing commercial development.

Council members Linda Spiro and Dave Eck suggested it might be more effective to decide the fate of future annexations by putting the issues before voters when the time comes.

When annexation does come, Mayor Art Hollingsworth said he wants to take a "hard-line position," both to protect the city from getting too large and to provide the city with a permanent open-space buffer.

Hollingsworth said when the time comes to annex, he wants to see residential and commercial builders donate an acre of open space for every acre they develop, with commercial builders also

throwing in a \$50,000 per acre annexation fee.

The city's current annexation fee of \$20,000 is paid for both residential and commercial development.

Once the council got that policy decision finalized, it then began its page-by-page review, listening to residents voice specific concerns about the land use element of the general plan.

But most of the 100 audience members had come from Sonoma Grove, the city's only travel trailer park, a park specifically approved more than 15 years ago by Rohnert Park's leaders as a low-income alternative to house students attending Sonoma State University.

The general plan update called for its eventual replacement with high-density housing, but the council, after hearing previous pleas from financially struggling students about its affordability, voted unanimously to protect it in the updated general plan.



APPENDIX XIV

**CITY COUNCIL
GENERAL PLAN MEETING**

March 6, 1990

The City Council's review of the Draft General Plan continued on March 6, 1990. Notice of the meeting was published in the Clarion and invitations were sent to 151 individuals. The meeting began at 7:00 p.m. and was held at City Hall, 6750 Commerce Boulevard.

The Mayor opened the meeting and after reviewing changes made in the Land Use element, asked for public comments regarding Chapter 3, Circulation. Public comments addressed the following issues: bike lanes, the Golf Course Drive/Commerce Boulevard/Wilfred Avenue intersection, a pedestrian/bicycle bridge from Holly to Fauna, hazardous intersections, passenger rail service, traffic to SSU, and opposition to a heliport.

After all members of the public had spoken who wanted to, the Council began its review of the Circulation element. Among the issues that the Council discussed was whether or not to build a crossing of U.S. Highway 101 between State Farm Drive and Business Park Drive and if so, that it should be an undercrossing. The Council removed development of a heliport. These and other changes would be included in the Final Draft of the General Plan.

ROHNERT PARK CITY COUNCIL
Adjourned Regular Meeting
Tuesday, March 6, 1990

AGENDA

7:00 p.m. Call to Order, Pledge of Allegiance
Roll Call (Cochran_Eck_Hopkins_Spiro_Hollingsworth_)

NOTE: If you wish to speak on an item under discussion by the Council which appears on this agenda, after receiving recognition from the Mayor, please walk to the rostrum and state your name and address for the record.

General Plan Review and Update

1. Verification of amendments to Chapter 2, Land Use
2. Review and amendment of Chapter 3, Circulation
 - a) Public appearances - for public comment on Chapter 3
 - b) Council review and amendment
3. Review and amendment of Chapter 4, Housing
 - a) Public appearances - for public comment on Chapter 4
 - b) Council review and amendment
4. Review and amendment of Chapter 5, Conservation
 - a) Public appearances - for public comment on Chapter 5
 - b) Council review and amendment
5. Review and amendment of Chapter 6, Open Space
 - a) Public appearances - for public comment on Chapter 6
 - b) Council review and amendment
6. Review and amendment of Chapter 7, Noise
 - a) Public appearances - for public comment on Chapter 7
 - b) Council review and amendment
7. Review and amendment of Chapter 8, Safety
 - a) Public appearances - for public comment on Chapter 8
 - b) Council review and amendment

Miscellaneous staff reports (if any)

Other unscheduled public appearances

Adjournment no later than 9:00 p.m.

Rohnert Park City Council Minutes

March 6, 1990

GENERAL PLAN

Adj.Reg.Mtg.

The Council of the City of Rohnert Park met this date in adjourned regular session commencing at 7:00 p.m. in the City Offices, 6750 Commerce Boulevard, Rohnert Park, with Mayor Hollingsworth presiding.

Call to Order

Mayor Hollingsworth called the adjourned regular session to order at approximately 7:00 p.m. and led the pledge of allegiance.

Roll Call

Present: (5) Council members Cochran, Eck, Hopkins, Spiro and Hollingsworth

Absent: (0) None

Staff present for all or part of the meeting: City Manager Callinan, City Attorney Flitner, Planning Director Skanchy, Director of Public Works/City Engineer Brust, Director of Administrative Services/Assistant to City Manager Netter, and Assistant to the City Manager Leivo.

General Plan

Mayor Hollingsworth welcomed citizens to the City Council's public meeting regarding the General Plan. He explained that Council had been provided with copies of the Advanced Draft of Chapter 2, Land Use incorporating comments made at the last meeting and asked if Council members had any further comments to make.

Councilman Eck said the standard regarding frontage along U.S. Highway 101 should be changed to a minimum of 30 feet instead of 30 feet to 40 feet.

Mayor Hollingsworth said it would be misleading to indicate annexation in the foreseeable future and that the wording in the Sphere of Influence section should be changed and clarified.

Mayor Hollingsworth said the City Limits needed to be brought out stronger in the map on page 2.13 and the Chapter should include the definition of "Planning Area".

Council Member Spiro asked if this General Plan Advanced Draft would still be subject to change. Council members confirmed that this is not final and further changes could be made. Council Member Spiro referred to a citizen's inquiry and asked City Attorney to clarify whether or not the State Guidelines required that elements of the General Plan should be prepared and reviewed in a specific order.

City Attorney Flitner said a specific order is not mandatory. The law says you have to complete a General Plan which includes all the elements and is internally consistent.

The Council accepted the amendments to Chapter 2, Land Use as submitted by staff with above-mentioned changes.

BEGIN PUBLIC COMMENTS

Mayor Hollingsworth opened the public meeting at approximately 7:12 p.m. and asked if anyone wished to speak regarding Chapter 3, Circulation.

City Manager Callinan recited, for the record, letters received, of which copies were provided to Council, as follows: 1) Henry Arian, 4567 Harbor Lane, 2) Linda Branscomb, Anne Street/Sonoma Grove, 3) Gary Starr, President of Solar Electric, 175 Cascade Court, and 4) Harvey Bell, 700 Lindsay Avenue.

Frank Bell, 513 Oak Lake Avenue, Santa Rosa, said he works in Rohnert Park and commutes by bus or bike four days a week. He would like to see the City adopt a better style of bike lanes. There are several problems with the current system. It teaches children to ride on the wrong side of the road. Cars pulling out of driveways do not see bikers coming. Drivers do not look for bicyclists coming from the wrong way as happens on Southwest Boulevard. It is important to put well paved shoulders with paint stripes on both sides of the road to separate the traffic from bicyclists. He referred to his printed statement to the Planning Commission and shared the contents therein (a copy of which is attached to the original set of these minutes).

Athena Rushka, 4867 Canyon Drive, Santa Rosa, said she is also a bike commuter and the President of Santa Rosa's Bicycling Club which represents Rohnert Park residents. This is the largest bicycle club in Sonoma County and represents more Rohnert Park residents than any other bicycle organization. She requested that a letter dated December 13, 1989 from Duane Strawser, Rohnert Park Representative of Santa Rosa Cycling Club be entered into the record and shared some of the contents therein (a copy of which is attached to the original set of these minutes). The two main points are as follows: 1) in response to the first policy standard set forth in the Draft Rohnert Park General Plan dated November, 1989 that appears on page 3.14, "Bikeway systems shall be separated from vehicular traffic where feasible"; 2) Section 1000-5 of Caltrans' Highway Design Manual advises, "Bike paths immediately adjacent to streets and highways are not recommended...Low barriers (e.g., dikes, raised traffic bars) next to a highway are not recommended because bicyclists could fall over them and into oncoming automobile traffic." The current two-way bike path separated by a concrete barrier forces cyclists to go on the wrong side of the road. It makes turning hard since cars are not looking for cyclists coming from the wrong direction. The Santa Rosa Cycling Club would appreciate a 4' wide lane identified with a painted line. Snyder Lane and Southwest Boulevard are dangerous. Alternative transportation, other than cars, should be encouraged by installation of bike racks on buses to promote the use of buses.

Lynn Phillips, 1 Front Court, member of Santa Rosa Cycling Club, quoted from California Driver Handbook code, page 13, which defines a bike lane as shown by solid white lines 4' from the curb painted on the lane at intervals. Bikers have the same rights and responsibilities as motor vehicles. They must stop at signs and ride with the traffic. Only walkers face the traffic. He concurred with the first speaker that it is dangerous for bikers to ride on the wrong side of the street since drivers are not looking to the right, but to the left.

Barbara MacKenzie, 1536 Gladstone Way, expressed appreciation to the City Council for the way it has responded to date on input to the General Plan. She asked why the 30' setback did not apply to Scandia. In an effort to inform herself for the

school bond issue, she asked why the land set aside for the school in G section was not sufficient. Light rail needs to be supported in the whole regional area, as well as bike paths with access to local businesses. The area near Smitty's has not been addressed regarding traffic congestion. What should be done since Walmart may build in the area. Low traffic land use alternatives, such as a cemetery, should be considered on the west side of the freeway. The need for cemeteries has not been addressed.

Ted Shimkowski, 614 Holly Avenue, presented a petition with sixty signatures from various residents opposing any form of a pedestrian/bike bridge connecting Holly Avenue and Fauna Avenue which is attached to the original set of these minutes. He said such a bridge would result in the increased risk of thefts, vandalism and littering for the nearby residences.

Brian Marshall, 1444 Warrington Road, Santa Rosa, said there is a major traffic problem on Petaluma Hill Road at East Cotati Avenue. Stop lights should be placed at this intersection to avoid accidents.

Coralia Serafim, 761 Lincoln Avenue, said she supports the recommendations from the bicyclists. Transportation alternatives to the automobile should be encouraged. She emphasized the need for passenger rail service. She approved of removing the heliport from the Draft General Plan. She referred to letter submitted earlier tonight from Harvey Bell and shared some of the contents therein (copy attached to original set of these minutes). It is important to coordinate with SSU because of the increased number of students coming to campus daily. Lower traffic businesses should be put around the Wilfred Avenue, Commerce Boulevard and Golf Course Drive interchange.

Robert Cato, 6197 Santa Clara Place, said major traffic problems will continue so light rail and bikes should be encouraged. The current bike path system is disconnected and not safe to use. Bike paths should go in the same direction as vehicle traffic.

Gregory R. Conklin, 6079 Darleen Court, said he rides his bike everyday. The barrier on Southwest Boulevard should be removed. The sign forbidding bikes on the right side of Southwest Boulevard is frustrating. It is difficult to get to the other side of the street and it is important to teach his children to ride on the right side. He would also appreciate the removal of the barrier on Country Club Drive near Golf Course Drive.

Tom Anderson, 534 LaCrosse Court, said he commutes to Santa Rosa everyday on his bike. There should be no more dividers and stripes should be painted for bike paths on both sides of streets for safety reasons and so motorists know that bike paths exist.

George Horwedel, 7669 Camino Colegio, supported the land swap idea to obtain open space land and to annex land out by the proposed Walmart location. The City of Fairfield has bike lanes that run throughout the city. It has paths specifically for playgrounds and walkers. Wastewater can be utilized for landscaping along such paths. Consideration should be given to a monorail down the center of 101 since it would seem inexpensive as compared to other alternatives, would create less noise problems, and the land is available.

CLOSE PUBLIC COMMENTS

There being no one further desiring to speak on Chapter 3, Circulation, Mayor Hollingsworth closed the public meeting on this section at approximately 7:32 p.m.

Mayor Hollingsworth asked if Council members had any comments regarding Chapter 3, Circulation.

Councilman Eck said that a clause should be added to the last Goal to encourage all modes of transportation alternatives that would reduce the use of automobiles.

Council Member Spiro said the third paragraph of section 3.4 referred to four (4) roadways that had LOS worse than C and the map showed seven (7). The City Engineer confirmed that seven (7) is the correct number.

Discussion followed regarding the State Farm Drive/Business Park Drive crossing of U.S. Highway 101. Comments were made regarding the need to protect right of ways for future needs. The City Engineer illustrated proposed overpass configurations, reviewed traffic flow projections, and confirmed the cost would be in the neighborhood of four to five million dollars. If right of ways are not protected and the properties are needed, the condemnation process would be required and the land would have to be bought back at higher prices. The Wilfred Avenue and Commerce Boulevard intersections were also discussed as possible sites to improve east/west traffic flow.

A motion was made by Council Member Spiro, seconded by Councilman Eck, to include both crossings as discussed above in the General Plan.

Discussion followed in which Councilman Eck withdrew his second with the comment that each crossing should be dealt with separately. Said motion died for lack of a second.

A motion was made by Councilman Cochran, seconded by Mayor Hollingsworth, to strike any reference to over crossings and delete paragraphs "e" and "k" on page 3.18, and approved by the following roll call vote:

AYES: (3) Cochran, Hopkins, and Hollingsworth
NOES: (2) Eck and Spiro

Discussion followed regarding traffic flow patterns at on Commerce Boulevard, the Expressway and Redwood Drive. Comments were made regarding the need to maintain and acquire the right of way with preference to an undercrossing at State Farm. Complications of railroad right of ways were reviewed at the Wilfred Avenue, Golf Course Drive and Commerce Boulevard interchange area. Staff confirmed that item No. 10 on page 3/17 reflects a proposal to work with Caltrans to complete modifications for the U.S. 101/Wilfred Avenue interchange.

Mayor Hollingsworth directed staff to draft specific language to put in the Circulation Element to maintain and acquire the right of way so that the City may may construct a crossing at State Farm Drive and Business Park Drive in the future, if the need is demonstrated. The preferred alternative is an undercrossing. Council responded to Mayor Hollingsworth's call for a vote on this proposal as follows:

AYES: (4) Eck, Hopkins, Spiro, and Hollingsworth

NOES: (1) Cochran

Mayor Hollingsworth said the next item for review was rail service. Discussion followed regarding rail service being addressed by Council members and staff at Sonoma County Transportation Committee meetings, as well as at meetings by Mayors' and Councilmen's Association.

Councilman Eck recommended incorporation of the language from the Council's positions transmitted to these entities. We should make sure the light rail systems meets our requirements for grade crossings.

Mayor Hollingsworth said, regarding the rail alternatives, the cities of Santa Rosa, Rohnert Park and Petaluma desire to have control over what goes through the cities.

Councilman Cochran said part of the problem is that even if the one cent sales tax passes, we would only be acquiring a portion of the right of way. A big concern is that people do not want to have a 1930's locomotive type of rail service but want a state of the art system. He encouraged acquisition of right of way for mass transit use and to retain control of same.

Councilman Hopkins compared the housing situation with the need for rail service. Local control is desired but has not had much success. It better be recognized that if we can not do it, somebody else will do it for us, probably the State.

Councilman Cochran said he would like to encourage high density residential development near a light rail system. The language should be incorporated in the sales tax measure.

Councilman Eck said there will be a need to have a site for a transit station and that the ideal location would be at the new Civic Center site. Discussion followed regarding other locations to consider for transit station sites and the complications of disrupting traffic. Council concurred that a transit site would have to be designated in keeping with the light rail proposal. Mayor Hollingsworth directed that such language should be incorporated into the General Plan.

Discussion followed regarding incorporating the suggestions of bicyclist. The need to develop a north/south bicycle path, possibly in the median along Commerce Boulevard, was confirmed. Bike racks ought to be incorporated on buses. Bike lock ups should be provided at commuter parking areas. Barriers along bike paths should be removed and paint stripes should be used on both sides of the road.

The consensus of the Council was to remove the heliport proposal. Under the U.S. Highway 101 section, Council members recommended including the widening of Petaluma Hill Road and Stony Point Road. Directions were given to reword Objective 2 and to change the language in implementation measure 10. Confirmation was given to remove

item "K" and rewrite a more generic proposal consistent with the earlier discussion. Direction was given to include all proposed traffic signals on Petaluma Hill Road at Snyder Avenue, East Cotati Avenue, Rohnert Park Expressway and Valley House Road, as well as at Stony Point Road and the Expressway.

Due to the resident's request, the Council directed staff to delete item M regarding the construction of a pedestrian/bicycle bridge over Five Creek Diversion Channel from Holly Avenue to Fauna Avenue.

Direction was given to incorporate all the bike paths as proposed.

ADJOURNMENT

There being no further business, Mayor Hollingsworth adjourned the public meeting for the General Plan at approximately 9:00 p.m. to be continued on March 12, 1990 at 6:00 p.m. beginning with Housing.

Deputy City Clerk

Mayor

«DATA Address List-02/28/90»

February 28, 1990

«nameaddress»

Dear «lastname»:

The next City Council meeting regarding the General Plan will be held at 7:00 p.m. on Tuesday, March 6, 1990, at City Hall, 6750 Commerce Boulevard. Please join us for this important meeting.

During the special meeting held last Monday night, the City Council amended the Land Use element. At the meeting on March 6, the Council will listen to public comments on the Circulation element, make amendments, and, if time permits, consider the other elements.

Enclosed please find a copy of Chapter 2 - Land Use element as amended by the City Council. The changes approved by the City Council are illustrated by bold face print.

I hope this keeps you up to date regarding the incorporation of public comments and Council review of the General Plan.

Sincerely,

CITY OF ROHNERT PARK

Carl Eric Leivo
Assistant to the City Manager

CEL:dt

Enclosure

Scott Ahrens
5101 Hacienda Court
Rohnert Park, CA 94928

Norah Alford
101 Enterprise, #75
Rohnert Park, CA 94928

Jim Angelo
5785 Dolores
Rohnert Park, CA 94928

Henry Arian
4567 Harbor Lane
Rohnert Park, CA 94928

Marcelle Arian
4567 Harbor Lane
Rohnert Park, CA 94928

Charlie (Brown) Artman
Sonoma Grove: 25 Alexis
7450 Cristobal Way
Rohnert Park, CA 94928-3566

Anella Barbour
7367 Belita Avenue
Rohnert Park, CA 94928

Evelyn R. Beauchamp
1117 Cielo Circle
Rohnert Park, CA 94928

Harvey Bell
700 Lindsay Avenue
Rohnert Park, CA 94928

Henry Bills
1161 San Antonio
Rohnert Park, CA 94928

Ray Biloplavek
815 Corti Aziel
Rohnert Park, CA 94928

Teresa Bowden
1701 East Cotati Avenue
Box 9019
Rohnert Park, CA 94928

Joseph Boyle
1372 Mattice Lane
Rohnert Park, CA 94928

Linda Branscomb
21 Anne
Rohnert Park, CA 94928

Mrs. Raymond A. Brooks
P. O. Box 1173
Rohnert Park, CA 94927-1173

Janice Brown
4438 Hollingsworth Circle
Rohnert Park, CA 94928

Leff Brown
4438 Hollingsworth Circle
Rohnert Park, CA 94928

Clifton Buck-Kauffman
1039 Madrone Avenue
Cotati, CA 94931

Thomas Brenton Burrell
6189 San Mateo Court
Rohnert Park, CA 94928

Marion Burrell
6189 San Mateo Court
Rohnert Park, CA 94928

Patricia Cantú
#2 Alexis
Rohnert Park, CA 94928

T. Robert Cato
6197 Santa Clara Place
Rohnert Park, CA 94928

James Christian
1300 North Dutton, Suite 106
Santa Rosa, CA 95401

Frank M. Christmas
7380 Circle Drive
Rohnert Park, CA 94928

James M. Clark
80 Walnut Circle
Rohnert Park, CA 94928

Dixie Conway
5680 Daniel Drive
Rohnert Park, CA 94928

Patricia M. Costello
430 Santa Barbara Drive
Rohnert Park, CA 94928

Consuelo Couley
6179 San Bruno Court
Rohnert Park, CA 94928

Julia D'Addario-Ahrens
5101 Hacienda Court
Rohnert Park, CA 94928

Tim Danesi
6400 Meadow Pines Avenue
Rohnert Park, CA 94928

Robert Davig
53 Varda Street
Rohnert Park, CA 94928

Bambi Dennett
5349 Daniel Drive
Rohnert Park, CA 94928

Rick Dennett
5349 Daniel Drive
Rohnert Park, CA 94928

Barry Eisenberg
Sonoma Grove: 27 Alexis
Rohnert Park, CA 94928

Betty Ferra
433 Ava Avenue
Rohnert Park, CA 94928

Tony Ferra
433 Ava Avenue
Rohnert Park, CA 94928

Louise Field,
40 Anne Avenue
Rohnert Park, CA 94928

Tracy Fields
742 Racquet Club Court
Rohnert Park, CA 94928

Richard Forrest
1339 Megan Place
Rohnert Park, CA 94928

Betty Fredericks
242 Alden Avenue
Rohnert Park, CA 94928

Denny C. Freeman, DC
340 Raley's Towne Centre
Rohnert Park, CA 94928

Margaret Fuller
5730 Davis Circle
Rohnert Park, CA 94928

Dawna Gallagher
7342 Rasmussen Way
Rohnert Park, CA 94928

Thomas J. Gallagher
7342 Rasmussen Way
Rohnert Park, CA 94928

Harlan Gates
5730 Davis Circle
Rohnert Park, CA 94928

Sandra L. Geary
1422 Montana
Rohnert Park, CA 94928

George Geister
5715 Davis Circle
Rohnert Park, CA 94928

John Giertz
455 Alta Avenue
Rohnert Park, CA 94928

Frank Gilman
85 Alma Avenue
Rohnert Park, CA 94928

Homer Goodwin
41 Yaurel Court
Rohnert Park, CA 94928

Pilar Goodwin
41 Yaurel Court
Rohnert Park, CA 94928

Mike Gragg
7408 Brenda Way
Rohnert Park, CA 94928

Flo Gresty
4507 Fairway Drive
Rohnert Park, CA 94928

Gerald Griffin
1514 Garfield Court
Rohnert Park, CA 94928

Alfred Haggerty
167 Fescue Way
Rohnert Park, CA 94928

Laura Hamilton
8025 Beverly Drive, #301
Rohnert Park, CA 94928

Craig Harrington
1936 Spring Street
Healdsburg, CA 95448

Ron Harris
333 Enterprise, #29
Rohnert Park, CA 94928

Hertzel Harrison
4413 Hamlet
Rohnert Park, CA 94928

E. Heison
915 Dorine Avenue
Rohnert Park, CA 94928

Linda Henderson
1433 Magnolia Avenue
Rohnert Park, CA 94928

Molly Herman
4855 Synder Lane, Apt. 382
Rohnert Park, CA 94928

John Hoobler
7102 Adrian Drive
Rohnert Park, CA 94928

Marjorie Jean Hoobler
7102 Adrian Drive
Rohnert Park, CA 94928

George Horwedel
7669 Camino Colegio
Rohnert Park, CA 94928

Robert Intersimone
4310 Fairway
Rohnert Park, CA 94928

Catherine Isett
1435 Muir Place
Rohnert Park, CA 94928

Rick Kaufman
1520 Holly Avenue
Rohnert Park, CA 94928

Mrs. W. B. Kery
4750 Country Club
Rohnert Park, CA 94928

Karl Kim
217 Fauna Avenue
Rohnert Park, CA 94928

Jerry Kohler
371 Bonnie Court
Rohnert Park, CA 94928

Lewis J. Kuehm
1406 Gregory Court
Rohnert Park, CA 94928

Jeff Leon
4 Embarcadero Center, #1400
San Francisco, CA 94111

Joseph Louvar
912 Edna Court
Rohnert Park, CA 94928

Theresa J. Louvar
912 Edna Court
Rohnert Park, CA 94928

Rick Luttmann
917 Dokine Avenue
Rohnert Park, CA 94928

Alvin Reed Lyle
4536 Fairway Drive
Rohnert Park, CA 94928

Cathe Lynch
8201 Camino Colegio, #90
Rohnert Park, CA 94928

Barbara MacKenzie
1536 Gladstone Way
Rohnert Park, CA 94928

Jake MacKenzie
1536 Gladstone Way
Rohnert Park, CA 94928

Ed Maness
963 Ellen Court
Rohnert Park, CA 94928

Jim Manion
439 Ava Avenue
Rohnert Park, CA 94928

Alici E. McAdams
16 Alexis
Rohnert Park, CA 94928

Alvin B. McArdle
18 Circulo Lujó
Rohnert Park, CA 94928

Dennis G. McCormack
1431 Jasmine Circle
Rohnert Park, CA 94928

Ray McKenzie
7729 Montero Drive
Rohnert Park, CA 94928

James Michener
1312 Gold Way
Rohnert Park, CA 94928

Dave Mochel
4405 Hollingsworth
Rohnert Park, CA 94928

Linda Morand
5297 Eunice Street
Rohnert Park, CA 94928

Paul Morand
5297 Eunice Street
Rohnert Park, CA 94928

Lee Neuerburg
7621 Beverly Drive
Rohnert Park, CA 94928

Ron Neuerburg
7621 Beverly Drive
Rohnert Park, CA 94928

Edward O'Brien
1525 Holly Avenue 1
Rohnert Park, CA 94928

Marjorie O'Brien
1525 Holly Avenue 1
Rohnert Park, CA 94928

Patrick O'Connell
8459 Liberty Avenue
Rohnert Park, CA 94928

Kevin Otten
328 Allan Avenue
Rohnert Park, CA 94928

Charmaine Padilla
252 Fig Ct.
Rohnert Park, CA 94928

Linda R. Park
1265 Camino Coronado
Rohnert Park, CA 94928

Darryl Parkinson
1373 Parkway
Rohnert Park, CA 94928

Robert Powell
952 Hawthorne Circle
Rohnert Park, CA 94928

Karyn Pulley
6390 San Rafael Court
Rohnert Park, CA 94928

Monique Purkett
64 Francis Circle
Rohnert Park, CA 94928

S. Purkett
64 Francis Circle
Rohnert Park, CA 94928

Richard J. Radtke
6188 San Ramon Place
Rohnert Park, CA 94928

Herbert Ray
1383 Middlebrook Way
Rohnert Park, CA 94928

Reji Ray
1383 Middlebrook Way
Rohnert Park, CA 94928

James E. Redding
7147 Barbi Lane
Rohnert Park, CA 94928

Tom Roberts
4655 Willis Avenue
Rohnert Park, CA 94928

Beth Robertson
4722 Fairway Drive
Rohnert Park, CA 94928

Jimmie Rogers
101 Golf Course Drive
Rohnert Park, CA 94928

Joyce Rogers
101 Golf Course Drive
Rohnert Park, CA 94928

David Rostov
39 Walnut Circle
Rohnert Park, CA 94928

Cecelia Russell
1550 Parkway Drive
Rohnert Park, CA 94928

Lon Russell
1550 Parkway Drive
Rohnert Park, CA 94928

Gene Schwarz
26 Freedom Place
Rohnert Park, CA 94928

Lisa Schwarz
26 Freedom Place
Rohnert Park, CA 94928

Calvin Scollon
101 Enterprise Drive, #142
Rohnert Park, CA 94928

Coralia Serafim
761 Lincoln Avenue
Rohnert Park, CA 94928

Rhonda Shawner
7592 Beverly Drive
Rohnert Park, CA 94928

Suzanne Shriver
7333 Cornell Avenue
Rohnert Park, CA 94928

John Sime
2 Las Casitas Drive
Rohnert Park, CA 94928

Elizabeth Smalarz
1541 Genesis Court
Rohnert Park, CA 94928

Bruce Smith
4501 Heath Circle
Rohnert Park, CA 94928

Spring Songbird
1333 Gold Way
Rohnert Park, CA 94928

Monse Speer
699 Lincoln Avenue
Rohnert Park, CA 94928

Pam Stafford
5793 Dexter Circle
Rohnert Park, CA 94928

Georgia Clark Stevens
101 Enterprise Drive #99
Rohnert Park, CA 94928

Jeanne Stratford
7789 Montero Drive
Rohnert Park, CA 94928

John R. Stratford
7789 Montero Drive
Rohnert Park, CA 94928

Whitey Stratton
875 Holly Avenue
Rohnert Park, CA 94928

Paul Stutrud
712 Hudis Street
Rohnert Park, CA 94928

Kristin Swanson
7075 Adele Avenue
Rohnert Park, CA 94928

Dennis Tatman
1774 Santa Cruz Way
Rohnert Park, CA 94928

Alexis Tellis
505 Sansome Street, #1502
San Francisco, CA 94111

Mike Terwilliger
1165 Santa Cruz Way
Rohnert Park, CA 94928

A. Scott Thimann
1481 Parkway Drive
Rohnert Park, CA 94928

Renée Thimann
1481 Parkway Drive
Rohnert Park, CA 94928

James B. Thomas
4405 Hamlet Court
Rohnert Park, CA 94928

James Thompson
4300 Gloria Court
Rohnert Park, CA 94928

Mrs. James Thompson
4300 Gloria Court
Rohnert Park, CA 94928

Michael Tippet
31 Alexis
Rohnert Park, CA 94928

Helen M. Todd
961 Santa Cruz Way
Rohnert Park, CA 94928

Jay Todd
961 Santa Cruz Way
Rohnert Park, CA 94928

Dale Trowbridge
6039 Elsa Avenue
Rohnert Park, CA 94928

John Unguren
4380 Fairway Drive
Rohnert Park, CA 94928

David Van Nuys
6189 San Bruno Court
Rohnert Park, CA 94928

Jerry Weiss
P. O. Box 7044
Cotati, CA 94931

Frank Wollas
Sonoma Grove: 44 Vanda
Rohnert Park, CA 94928

Chip Worthington
8080 Mitchell Avenue
Rohnert Park, CA 94928

Tim Wright
P. O. Box 499
Cotati, CA 94931

Mindy Young
Sonoma Grove: 22 Barta
Rohnert Park, CA 94928

★ ★ GENERAL PLAN MEETINGS ★ ★
March 6, 1990
Rohnert Park City Hall

The Rohnert Park City Council will conduct General Plan Meetings on Monday, March 6, 1990, at 6:00 p.m. in the City Council Chambers at 6750 Commerce Boulevard.

The Council will hear public comment and make amendments to the Circulation element and address additional elements of the Draft General Plan, time permitting.

1990
ROHNERT PARK
GENERAL PLAN
MEETING

MONDAY,
MARCH 6
6:00 P.M.
CITY HALL
6750 Commerce
Boulevard
Council
Chambers



HOUSING ELEMENT RECOMMENDATIONS

Page Item

- 4.1 GOALS The following new goals should be added at the top of the list:
- The addition of more housing than that already approved and planned should not be allowed until we have fully provided the infrastructure needed to adequately service the existing population. (the proposed \$85 Million budget reportedly needed to bring the schools up to currently needed capacity is an example of current needs that must be handled before we add to our existing problems. We have allowed our increase in housing units to produce more elementary school students than our junior and senior high schools can hold at today's current population. No new population growth should be allowed until this situation is corrected.)
 - We should balance the current jobs-to-housing imbalance before any new housing development is approved. (66% of the over 4,000 survey responses asked for a better balance of jobs and housing).
- 4.1 GOALS The first goal stated should be re-written to say: Provide as many housing units as previously approved and planned prior to 1995. This and all future housing built should include a majority of "middle income homes" and a significant quantity of "Low income homes". (82% of the residents surveyed asked for more middle income homes. Our current shortage of low income homes and the need to balance out our proportions indicates a need for some percentage (like 20%) of all currently planned and future housing should be Low Income.)
- 4.1 GOALS The second goal should be deleted. It is not necessary hold specified land aside for housing at this time to await sewer capacity. It is up to future "thorough" General Plans to determine the best use for each undeveloped area of our city.
- 4.1 GOALS The third goal listed should be modified to say: Develop and maintain an "appropriate" balance between...jobs and housing... and should go on to specify that what is needed today and in the coming years covered by this 5-year plan is more jobs to balance the existing population and that more housing is not needed until a proper balance is reached. (66% of the over 4,000 residents surveyed asked for a better balance of jobs and housing.)
- 4.1 GOALS The last goal in the first column should be amended to specify that the student housing needs of SSU should be considered as a primary factor in whether or not to allow apartment to condo conversions. They should only be allowed if adequate rental housing exists for the coming year or years of projected student population.
- 4.2 #1 b. Delete the expressed "need". R.P. does not "need" to build the houses that ABAG projects.
- 4.3 Section 4.3 The last line of the section says the 1995 population of R.P. will be 35,500. Is this correct? We have been told approximately 40,000, 38,500 etc. What is the real figure?

Page Item

- 4.5 Section 4.5 In both paragraphs, delete any references to "Needs" for housing as currently expressed by ABAG. These are ABAG's projections for where they see housing increasing around the Bay Area. Projections are not Needs. Substitute words such as proposed, projected or other more correctly used terms. (Let's save urgent words like "Needs" for issues vital to the existing community, like school capacity, reduced traffic congestion, bike paths, more jobs, and open space protection.)
- 4.5 Figure 4.2 Change heading "HOUSING NEEDS" to some other terminology.
- 4.9 - Delete the second paragraph in the right hand column. There is no reason to bring up 1980 conceptions of conditions in Sonoma Grove.
- Figure 4.5 Remove the box that represents Sonoma Grove as "dilapidated Units" along Camino Colegio
- 4.14 - In the left hand column, it refers to Water supplies as being adequate to serve any anticipated residential development, yet we are now asking for significant water increases from the county. This statement may be misleading in the text.
- 4.14 Section 4.10 Delete the first two paragraphs in this section. They were designed, I would guess, as part of the "friendly city" image that was developed to be friendly to developers so that they would come to the seed farm and build. We now have a desirable city that businesses want to build in so we do not need to cut corners on proper planning any more to achieve proper growth. What our residents want, and what the court recently required is that R.P. follow the laws to plan properly and do proper environmental impact reports to assure that development does not compromise the quality of life here. Those proper and legal processes take time to assure accuracy. Why should we advertize shortcuts that can only lead to more problems.
- 4.16 - 4.17 The last paragraph of 4.16 carrying into the first two on 4.17 should be amended to eliminate the "target" focus as if we had that target. It was only an ABAG projection, not a R.P. goal. Also, reference to the wastewater treatment plant capacity that "should be" completed by 1995 might be more realistically expressed as "may be completed somewhere in the future after 1995".
- 4.18 Section 4.13 The second paragraph is totally misleading and inaccurate. Solar Energy is productive in R.P. Ask Solar Electric, headquartered in R.P., or any of the Solar companies. We should be actively encouraging and promoting the use of both active and passive solar systems and adding financial incentives for businesses and homes that equip with solar energy equipment for hot water, building heat, or electrical production.
- 4.19 #7&8 Change "the City" to "Residents". Residents should now be deciding the ultimate size of our city, and it is the responsibility of residents to become involved in planning for our future.

see p.3, 4

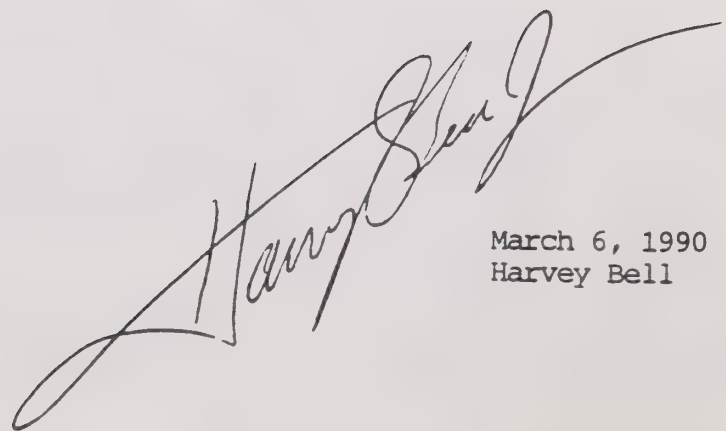
March 6, 1990
Harvey Bell

Page Item

- 4.19 #9 Delete this item. It makes us sound like wimps.
- 4.19 #11 Eliminate the expression of "required action " and housing "needs". Our residents should have a voice in our future.
- 4.19 Add the following new item after Item #11:
- All available undeveloped land around SSU should be designated student housing, high density housing and low income housing to help provide for the housing needs of students. The "M" and "R" neighborhoods adjacent to the University should be designed to accommodate student housing. (SSU can construct on-campus housing for only 10% of its student population. The number of students should jump from 5,000 to 10,000 making daily trips to campus by 1995. Providing housing close to SSU will help reduce future traffic congestion and gridlock conditions.
- 4.20 #4 Delete. No planning for housing to be built after 1995 in this plan.
- 4.20 #12 Add the criteria that apartment to condo conversions can only be approved if SSU student housing is provided for in the current and coming (two to five) year(s).
- 4.20 #2 Change "M" and "R" section plans to fulfill student housing needs by zoning for student housing, high density and low income housing units.
- 4.21 #3,4,5 Delete all three items. It is not appropriate to tell a citizen's advisory committee what results they should produce. The next "thorough General Plan Update" should focus first on identifying more specifically and accurately what the current residents of R.P. want for the future of our city. If what the residents want is plans for more residential development and the extension of public services, it is up to the planners at that time to determine such goals, and the actions needed. It is not the right of this plan to dictate that result before the public will is accurately assessed.
- 4.22 #18 Again, add the criteria that SSU student housing be assured for the present and future years before allowing any apartment to condo conversions.
- 4.22 #20 Delete this item. Leave the "not-dilapidated" Sonoma Grove residential units in place.
- 4.22 #24 Delete this item. It is not R.P.'s business to build new cities around the county.
- 4.23 Add the following items to take the place of #24:
- The Community Development Agency of R.P. will make available funds for low interest loans to assist rehabilitation of ____ (number to be determined) travel trailer housing units in Sonoma Grove...(see items 7 & 8 on page 4.19 for added language.)

4.23 Add the following new items:

- Increase the parking space allotment required for multi-family residential construction. (There appear to be more cars per family unit. More teenagers now have cars of their own. More children may be staying with their parents for more years after high school. More college students come to campus with cars. And more people have company over to visit (bringing more cars) than it appears to have been planned for. We may need a study to indicate the appropriate number of spaces needed and the frequency of visitors needing spaces for apartment dwellers in our spread out rural environment.)
- Maintain a three story height limit for buildings and a two story limit for housing units (to provide better safety and escape ability in earthquakes and fires.)
- Add representation of SSU to all Planning functions that could affect housing or businesses around or near the university.
- Add financial incentives for new construction (business, industry or residential) that includes solar energy equipment.

A large, stylized handwritten signature in black ink, which appears to read "Harvey Bell". The signature is written diagonally across the lower right portion of the page.

March 6, 1990
Harvey Bell

We the residence, at or near the end of Holly Ave. in Rohnert Park, wish to notify the city council that we oppose any form of a pedestrian/bike bridge connecting the ends of Holly Ave. and Fauna Ave. It is our united opinion that any connection providing easy access across Five Creek will invite loitering around the bridge and encourage undesirables into our neighborhood. This can only result in an increase risk of thefts, vandalism, and littering for us residence near the interconnect. We originally purchased our homes with the understanding that Holly Ave. terminated at Five Creek and we wish to keep it that way. Furthermore, we feel that the construction of a pedestrian bridge is setting a precedence for the possible future expansion to a connected roadway. We wish to express at this time that we are completely opposed to any future plans of a connecting roadway between Holly and Fauna Avenues.

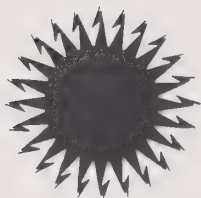
copy added to
3/6/90
Minutes
jh

Name

Address

1. Ted Shinkowski 614 Holly Ave.
2. By B... 621 Holly Ave.
3. Nadine Vezzali 4411 Hollingsworth Ct.
4. Russell Vezzali 4411 HOLLINGSWORTH CT.
5. Wina Vezzali 4411 HOLLINGSWORTH CT
6. Russ V... 4400 HOLLINGSWORTH CT
7. Baren Mouta 4400 HOLLINGSWORTH CT
8. Marian F. Adams 4403 Hollingsworth Ct
9. Fairy A. Adams 4403 Hollingsworth Ct.
10. Dave Mochel 4405 Hollingsworth Cir.
11. Malinda Mendez 4407 Hollingsworth Court
12. Mr. + Mrs. Wayne Meade - 615 - Holly Ave
13. Linda A. Keith 4419 Hollingsworth Circle
14. Fred Meats 4419 Hollingsworth Cir.
15. ABRIL FABRIZI 4427 Hollingsworth Cir
16. E. E. Shmet 4439 Hollingsworth Cir.
17. Donna Taylor 4433 Hollingsworth Cir.
18. Mark Taylor 4433 Hollingsworth Cir.

20. Thelma Williams 4430 Hickory Way
- 21 22. Mr & Mrs Bruce Peterson 4431 Hickory Way
- 23 24. Mr & Mrs Mario Llamas 4441 Hickory Way
25. MARIANNE De La MONTANA 4460 Hollingsworth Cir
- 26 27. Mr & Mrs Speckhard 4464 Hollingsworth Circle
28. Luana M Baldassari 4468 Hollingsworth Circle
29. Carlo Baldassari 4468 Hollingsworth Cir
30. John E Gee 4472 Hollingsworth Circle
31. Marjorie M Gee 4472 Hollingsworth Circle
32. Pat Munkler 4447 Hollingsworth Cir R.P.
33. Charlotte Bradley 621 Holly Ave - R.P.
34. Ron Broome 624 Holly Ave.
35. Sue Broome 624 Holly Ave. R.P.
36. Amy TABRIZI 4477 Hollingsworth Cir.
37. Leith Mitchell 4405 Hollingsworth Cir
38. Mike Caporale 4443 Hollingsworth Cir.
39. Janice & Steven 4438 Hollingsworth Cir. R.P.
- 40 41. Mr & Mrs R.J. Jones 4437 Hollingsworth Cir
- 42 43. Mr & Mrs L.A. Brown 4438 Hollingsworth Circle
- 44 45. Mr & Mrs Mike Freitas 4420 Hollingsworth Circle
- 46 47. MR & MRS DOUGLAS C. NERN 662 HOLLY AVE. R.P.
- 48 49. MR & MRS NORMAN E. & SHARON NELSON 670 HOLLY AVE. R.P.
- 50 51. Mr & Mrs. Julio Perdomo 4428 Hollingsworth Cir, R.P. 94928
52. Sheldon Farrell 690 Holly Ave Rohnert Park 94928
53. Vondina Farrell 690 Holly Ave Rohnert Park. 94928
- 54 55. Mr & Mrs. Rob Harris 4308 HEATHER LN. R.P. CA 94928
56. Kenneth Lee Maximine Lee 4216 Hermosa Court Rohnert Park. CA 94928
- 57 58. Mr & Mrs Jack Purpus 751 Holly Ave Rohnert Park 94928
- 59 60. Mr & Mrs Robert Young 711 Holly Ave Rohnert Park 94928



**SOLAR
ELECTRIC**

175 Cascade Court
Rohnert Park
California 94928

(707) 586-1987
FAX: 707-586-0690

Council Copies X
3-6-90 jh
RECEIVED Pm@ X
CL X
MAR 6 1990 JF X

CITY OF ROHNERT PARK

.....
**ATTENTION JUDY!
RUSH FOR MEETING!
CITY COUNCIL**

March 6, 1990

The current general plan implies that solar energy is not practical for Rohnert Park due to the weather.

This statement is completely false. Solar Electric Engineering is a 14 year old publicly owned corporation, headquartered in Rohnert Park.

Solar Systems are extremely cost effective for swimming pools, hot water systems, heating and cooling systems and for generating electrical power.


Solar should be encouraged in Rohnert Park. With proper design, homeowners and city residents in general could receive immediate benefits through utility bill savings with little or no additional up-front costs.

In addition, grants and low interest loans are available for municipalities and schools which encourage solar principles from both Federal and State sources.

Please review the enclosed articles from the New York Times, S.F. Examiner and the Washington Times.

I would be happy to meet with you or any of your staff at your convenience.

Sincerely,


Gary Starr
President

GS:sb

cc: Harvey Bell

SOLAR ELECTRIC INVITES YOUR VIEWING



SUNRISE ESTATE

at Vinecrest Estates in Windsor



**A Designer Open House
Where High Fashion Meets High Technology**



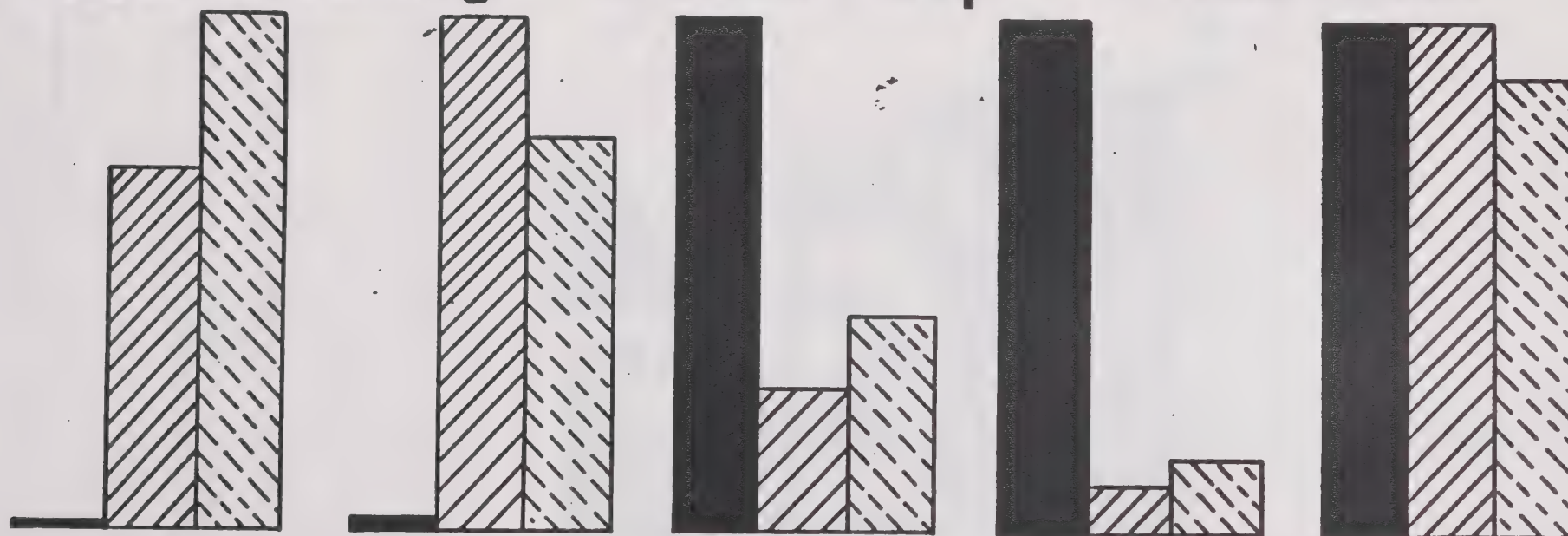
Jeanne Holly has been designing homes for over 20 years, many on the East Coast. She prides herself in being able to distinguish a client's individual taste and transform their home into their living space. Since much of her experience has been on the East and West Coast with her roots beginning in the Mid-West, her knowledge of all styles of living and furnishing accessories has taken on a varied international flavor.

Roger Young drew on a background in engineering, real estate development and home building to conceive of and build Sunrise Estate. He has built numerous custom homes in California, and also managed several large energy projects in the state, including the 300 million dollar SEGS project built in Southern California.

Gary Starr has been designing solar and energy efficient homes for over 10 years. His first "Sunshine Home" was built in Davis in 1977. He is the president of Solar Electric Engineering, a Rohnert Park firm specializing in photovoltaic products and power systems. His recently published "Solar Electric Book" shows how homes may drastically lower their energy bills by employing simple techniques in design and by utilizing recent breakthroughs in energy technologies.

Heating Your Pool The TOTAL Comparison

 **Solar Heating** vs
  **Heat Pump** vs
  **Gas Heater**



OPERATIONAL COSTS (ENERGY)

The most costly way to heat your pool

3/4 the cost of gas

Energy supplied FREE by the sun

MAINTENANCE COST

Moderate

The highest cost due to complicated mechanical equipment.

As there are no moving parts, maintenance costs are practically non-existent

OPERATIONAL LIFE (YEARS)

Moderate

Shortest life due to mechanical wear and tear

There is nothing to wear out: with reasonable care the unit will function carefree for many years

WARRANTY PARTS & LABOR

Limited warranty — usually 5 years

Limited warranty — 1 year on unit, 3 to 5 years on compressors

GUARANTEED for 10 years to be free of defects and for workmanship in manufacturing process; parts and labor for replacing or repairing defective part at no cost

INITIAL COST

Slightly lower initial cost

Almost the same as Solar Heat

Slightly higher cost is rapidly offset by no energy charges and practically no ongoing costs.

GAS

HEAT PUMP

SOLAR HEATING

From Sun, More Power to People

By MATTHEW L. WALD

Producing electricity from sunlight, a technology invented for outer space, has come down to earth, and is now quite literally in many backyards.

First came electronic calculators and wristwatches with photovoltaic cells, which convert light to electricity. Now lights for walkways and radios and tape players are solar-powered, as are gadgets that keep car batteries charged. For the brave — and the rich — there are solar systems that power a whole house.

"You used to find solar products in specialty catalogues like Hammacher Schlemmer and the Sharper Image," said Mark Perigut, a spokesman for Chronar, a leading manufacturer of solar products in Princeton, N.J. "Now it's moving into Ace and True Value hardware stores, and Caldor and Sears."

Power Without a Socket

Getting power from solar cells is still more expensive than getting it from a wall socket. But there are a growing number of products for places where there is no socket.

One example is the walkway light, which can be installed simply by driving a stake into the ground, a far cheaper and simpler task than running an electric cable from the house. Walkway lights cast a circle of light a few feet in diameter on the ground. Some can also be hung on the side of a house, to illuminate a nameplate or house number, for example. Others are meant to be used on garages or sheds without electric service.

Most of these lights are equipped with a photoelectric eye, which turns

Solar products proliferate.

the light on at dusk. How long they burn depends on the area of cells, the size of the battery and the bulb to be lighted, and the number of hours of sunlight that the unit receives. In the northern United States in winter, few models will run more than five or six hours, but that is often sufficient.

People who install such lights must remember two things: the light will not work well if it does not get direct sunlight, and the electric eye can be confused by streetlights or other artificial light at night, and may have to be adjusted or shielded.

Prices for such lights vary according to size, but begin at about \$50. Discount stores carry them for less.

Those lights have been showing up

on more and more front steps lately, but the most popular solar product is simply a panel of cells with an electric wire attached, ending in an adaptor with a variety of plugs.

The most common use for these panels is to keep car batteries charged. The panel is placed on the dashboard and electricity is delivered through an attachment that plugs into the cigarette lighter.

The device sells well, car experts say, because automobile batteries tend to die sooner than they used to. That is because dashboard clocks and computer chips that are typically found in new car engines are constantly draining power. In addition, many late-model cars have electrical cooling fans that continue operating even after the engine is off. And cars that have been "downsized" to improve gas mileage often have a smaller battery, with less of a charge.

At Solar Electric Engineering Inc., a mail-order house that sells a score of solar products and accessories, Gary Starr, the president, said the most popular was a solar cell package called the Maintainer, suitable for keeping batteries charged in a car that is used only intermittently, or in a small airplane or tractor. But it is also useful for charging the batteries on smaller devices, like portable televisions or stereo radios or cassette players. It can also directly run radios and cassette players.

"These days it's easy to spend more money on the batteries than on the initial purchase of the stereo," Mr. Starr said.

Typically such panels weigh two to four pounds, depending on how much power they put out. Some are designed with handles for carrying.

Mr. Starr, whose company is in Rohnert Park, Calif., and whose customers are often in rural areas, said he has seen the Maintainer used to run automatic game feeders. People who own boats and recreational vehicles also use such devices to charge the batteries that run lights and small appliances; a popular marine use is to run bilge pumps.

Sticks to Windshield

Chronar sells a model with suction cups so it can be stuck to the inside of a windshield while a car is parked. Another model is available with an adaptor to power common devices that run on batteries.

Chronar says its SunCharger device will collect enough electricity in a day to run a 5½-inch black-and-white television for several hours. The sunlight in Atlanta would provide on average enough charge for four hours of operation, the company said, while a day's sun in Boston would give enough power for 3.3 hours.

Chargers for cars start at about \$30. A system for a recreational vehicle can cost \$250 or more.

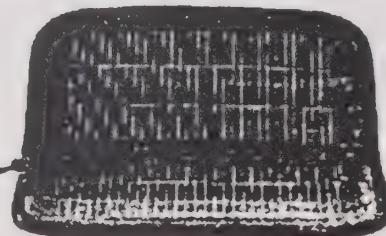
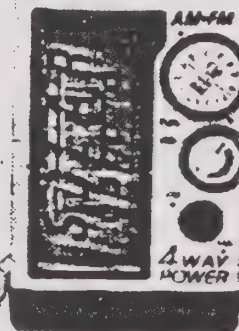
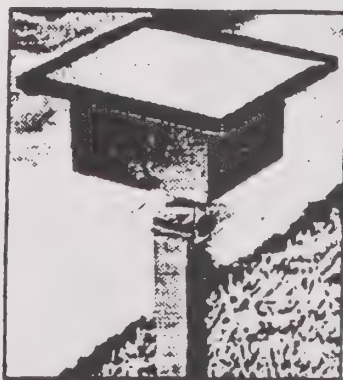
Some automobile parts specialists sell solar cells built into spoilers — the bars placed on trunks to mimic the look of racing cars — and wired to the car's electrical system. Soon, they may be offered as a factory option.

Car makers are also testing solar cells that would drive exhaust fans that run when the car is parked. As the sun shines brighter, the fans run faster, keeping the interior tempera-

Two Sources Of Energy

A catalogue of products by Solar Electric Engineering is available by calling 1-800-832-1986 or (707) 586-1987.

Chronar makes SunErgy brand products.



Solar-powered products include, clockwise from top left, light for walkways (\$59 from Hammacher Schlemmer), and an AM-FM radio (\$29.95) and portable lantern (\$89.95) by Solar Electric Engineering.

San Francisco Examiner
REAL ESTATE

© Sunday, October 1, 1989 \$5

Robert Gross
says it better
times pays to
invest in an old
home than buy
a new home
(Page F-4)



The Sunrise Estate in the booming community of Windsor is a luxury solar-powered showhome that boasts all the latest technology in the industry.

Courtesy images by Sunlight Group

A solar showcase

Sonoma County
home shows off
the technology's
finest features

By Jack Mosley
SOLAR NEWS SERVICE

HOW MANY solar homes are there on your block? Homes that manipulate the sun to keep a house cool in the summer, warm in the winter? Homes that produce their own electricity to run the television and power the lights? Homes that heat their own water? Super-modern homes that generate electricity like a fraction of the amount of yours?

For most people, the answer to all of the above is none. But it's not because the know-how isn't available. It's just been slow to win wide acceptance.

Solar technology has been evolving for 30 years or more, but in the late 1980s the concept of the solar home appears still mixed with an image problem. Feasible or not, the

premise is that solar homes must take on weird architectural shapes, be draped in black pipe and have garages filled with giant storage batteries.

Two solar entrepreneurs in Sonoma County are trying to change that image. They have built Sunrise Estate, a luxury solar-powered showhome that boasts all the latest technology in the industry — and packaged it in a push but conventional home that is as close to being power-independent as a house can get.

Sunrise Estate went on display last month in Vincrest Estates, a subdivision of upscale homes in the booming community of Windsor, just north of Santa Rosa. While architecturally stylish enough to command a \$370,000 price tag, the solar home doesn't look any different from its neighbors, one of which recently sold for \$380,000 even though it was 400 square feet smaller and lacked any solar features.

"The unique thing about this home compared to other solar homes is that it does everything," said Gary Starr, president of Solar Electric in Rohnert Park, who, with partner Roger Young, co-



Gary Starr, president of Solar Construction, points to solar in house hiding a hot water tank.

ceived and built the Sonoma home this year.

"There have been some passive solar homes," Starr said. "There have been some homes with solar

hot water. There have been a few with electricity. But this is one of the first to my knowledge that incorporates all of them together, and that's the best way to do it."

Other conservation features Sunrise Estate doesn't stop there. In addition to the three heat-

solar features, it offers water conservation through the use of advanced low-flush toilets, reduced heating costs with a high-tech, pellet-fueled, wood-burning stove, and even employs a voice-actuated "robot butler" that can control the radio, television, lights, fans and

[See SOLAR, F-3]

♦ SOLAR from F-1

A solar showcase in Sonoma County

other electrical devices.

All of it is contained in a 3,000-square-foot, three-bedroom, 2½-bath, two-car garage, Sonoma interior designer Jeanne Holly added her talents to decorate the home for added appeal.

Starr and Young are not newcomers to the world of solar energy. Starr was a consultant to the early Village Homes built in Davis in the '70s. These homes included "water walls," steel water-filled tanks incorporated into south-facing wall systems that help keep the house cool in the summer and warm in the winter. The same technique is employed in the new Sonoma

home, Starr often is the author of "The Solar Electric Book," a guide to saving money through solar power.

Young, a licensed general contractor who in the early '70s built homes in the Auburn-Lesson area, later was project manager for the 2.6-Mw Solar Electric Generating Station power plant in Barstow.

Typical, Young and Starr hope to develop an all-solar home subdivision in the Windsor-Middletown-Crocker area.

"Our nation is running out of oil, and homes are going to have to be developed like this in another 10 years," Young said.

Starr estimates that average "utility bills for Sunrise Estate will be 25 percent less than comparable homes without solar. Instead of paying bills averaging \$125 to \$150 a month, for instance, the

solar home bills will be about \$32 to \$38.

The degree to which a home is warmed or remains cool on the inside can be controlled, Starr said, simply by tilting the house so that the long axis is oriented to the south. Instead of the Southwest prevalent this in the area dwellings they built, he said.

The Sonoma home utilizes 300 square feet of window space on the southern exposure, which is protected from the hot sun in the summer with a 5-ft-tall roof overhang. In the winter, when the sun is lower, it penetrates the windows and helps heat the house. Three water-filled steel tanks measuring 3 feet by 7 feet by 14 feet are built into the south-facing wall. One is situated horizontally so that it forms a window seat in the den. The side of the tanks exposed through a glass

window to the sun are painted black to help absorb the heat. They blend with the color scheme and architecture so that they are not a distraction.

The photovoltaic solar panels and the thermal siphon water heater are on the south-facing side of the roof and offer the only exterior evidence of the home's power-packed solar capabilities. The panels produce 600 peak watts of power, enough to supplement daily use of conventional energy sources and even to keep the house lights on and television viewing in event of a power failure.

Electricity generated by the solar panels on the roof is stored in four large industrial-type wet-cell batteries situated in a cabinet in the garage. An inverter merely converts the voltage to 120 household current and can charge the batteries

when needed. Starr said the batteries cost about \$150 each and would last for about 10 years.

The cost of photovoltaic panels, which were about \$100 per watt in the 1970s, have dropped to about \$4 per watt and are expected to get even lower, Starr said.

"The thing I like to advocate," Starr said, "is that everyone should have at least a small (solar) system on their home. For \$500 you could provide a basic electricity system that could power television and a couple of lights in the house."

Color-treated water from a universal storage tank, which is activated for natural gas-flued use only when a sensor is needed.

The water-saving toilets represent a wave of the future. The new design with smaller tanks contains only 1½ gallons of water, which is released under force to ensure a complete flush.

WEDNESDAY, AUGUST 9, 1989

Solar car portends cleaner city air in America's future

By Lucy Keyser
THE WASHINGTON TIMES

The solar-powered car had sunbeamed across 3,200 miles in 16 days, producing nary a whiff of exhaust. Arriving at the U.S. Capitol on one of Washington's hottest, smoggiest days, it posed as a quiet breath of fresh air for the future — a simple, super-efficient commuter car that wouldn't spew fumes, eat gas or rev to a roar.

"What's fun," said Diane Brongo, one of the Massachusetts Institute of Technology student engineers and drivers of the Solectria solar car, "is to be sitting at a stop light and all around you, cars are belching out exhaust while you're sitting there charging your battery."

She and her three teammates left Los Angeles July 19, hoping to reach Washington in 10 days and beat a cross-country record set in 1984 by a Crowder College team that took 45 days to cover 2,400 miles.

The MIT team would probably have met its 10-day goal but for a stretch of rainy days in the South-

east near the journey's end. The car runs on an electric motor that runs off a solar-charged battery. Clouds and rain meant a longer battery-charging process, but the car kept running in the rain and even into the night at times.

Driving four to eight hours a day, depending on weather conditions, the car averaged 25 to 35 miles an hour but maintained speeds of 65 to 70 miles an hour for long stretches and even clocked in at 90 for a brief time in California, team leader James Worden said.

The demonstration racing model that drove up the hill to the Capitol on Friday was 13 feet long, 6 feet wide and low to the ground. An 11-by-6-foot rectangular solar panel fit over the car and driver, who lay almost prone and whose head and shoulders poked up through the panel into a clear plastic bubble. The car weighed about 300 pounds, seated one and had three wheels.

For five years, Mr. Worden and his team of engineers at MIT have commuted about town and campus in a boxy-looking prototype of a solar commuter car. They are nearing

completion on an improved prototype and plan to mass produce it and a sports-car model within two years, Mr. Worden said.

He estimated the commuter car would cost \$10,000 to \$12,000 while a more luxurious, faster sports car model would cost \$20,000.

A company called Solar Electric in Rohnert Park, Calif., is marketing the cars. That company already sells electric cars for about \$6,000 that can be fitted with a solar-charged battery, which costs about \$6,000 or more, said Gary Starr, CEO of Solar Electric.

The prototypes evolving from Mr. Worden's research and development project include the solar cells as part of the vehicle. Mr. Starr said they will have a larger battery pack and a smaller solar panel than the demonstration race car exhibited in Washington, he said. The larger battery would enable greater speed and range.

"It's perfect for commuters because the battery can be charging up while the car is sitting out in the parking lot for eight hours," Mr. Starr said.

Anita Rajan, an electrical engineer on the MIT solar-car team, was the lightest driver at 110 pounds and was the logical choice for motoring up and down the mountains of California. Uphill, the demo race car never did less than 20 mph, Miss Rajan said.

"Downhill, I was using my brakes the whole way and when you use the brakes, you generate power," she said.

The best thing about the trip was seeing people at the roadside who signaled thumbs up to the car and its



Photo by Manny Rocco/The Washington Times

Diane Brongo (left) and Anita Rajan supervise as James Worden positions his solar car for District photographers.

accompanying pickup truck and trailer, Miss Rajan said.

It will take that kind of reception on a massive scale to make a commercial success of the car, said Carl Treadwell, another engineer-driver.

"The thing is, how can you change the mass media?" he asked. "I'd say about 30 percent of people really

care (about the environmental benefits of using solar power) and of that number 5 percent really care enough to do something about it."

That 5 percent is eager, though, said Leslie Piper, the publicist for Solar Electric who already is fielding requests to buy the solar car.

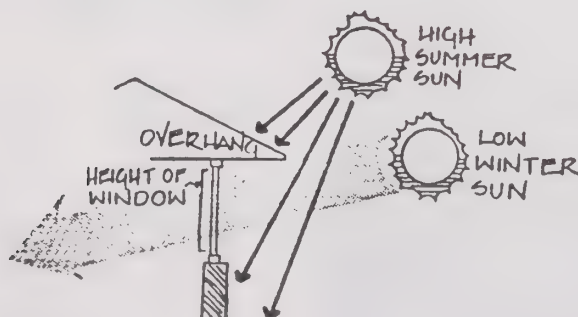
"We've had people all along come up and say 'How much?'" Mr. Piper said.

"The time is right with all the news coming out about the greenhouse effect and the ozone layer. People are beginning to realize that if the energy's going to fall out of the air, we might as well use it."

ENERGY EFFICIENCY AND SOLAR DESIGN

Sunrise Estate demonstrates three essential features in solar design:

First, the home utilizes low cost, passive solar design principles. The home is oriented with its long axis facing South, and the majority of the windows on the South side, to capture the warming rays of the winter sun during the day, when it is low in the horizon. The home stores this heat in "water walls", positioned within the home's interior to radiate absorbed heat into the living space during the winter months, and to help cool the home during the summer months.



The south-facing overhang and trellis provide shade from high angle sun rays of the summer, yet allow low angle winter sun to enter the building.

In addition, particular attention was spent on insulation. All cracks or gaps around doors, windows, and corners were carefully sealed to prevent this major source of energy loss in winter and heat gain in summer.

Secondly, the home employs solar heated hot water to reduce use of the gas water heater.

If all homes were designed with these simple, basic concepts, homeowners could expect to save up to 75% of their utility bills.

Lastly, this home can produce part of its own electrical power needs. Rooftop photovoltaic solar panels charge batteries to power the lighting in the home.

Combination of all three features, together with other energy technologies employed in the home, such as "low-E" windows and the wood pellet burning stove, demonstrates a home that is capable of being self-sufficient in power needs. For backup power, this home is connected to the PG&E grid.

THE INTERIOR DESIGN

To enhance the solar design, Jeanne Holly has showcased the interior decor to reflect the tastes of a couple who has traveled and gathered artifacts from all corners of the world. Their hobbies of pottery, spinning, and quilting are spotlighted. This home shows that a "solar home" can be elegant, smart, and immensely livable.

CONTRIBUTORS

SOLAR ELECTRIC

THE CLAY COMPANY

ELEE TSAI

DESIGNO

PHOENIX WINDOWS

VANISHING POINT

KILGORE PLUMBING

KASHMIR CONNECTION

SOLAHART WATER HEATERS

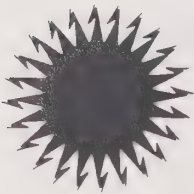
WORLD OF CARPETS

FIREPLACE PRODUCTS WEST

MARIN LITES

TUSCHER CONSTRUCTION

SONOMA COUNTY ARTISTS



**SOLAR
ELECTRIC**

175 Cascade Court
Rohnert Park, CA 94928

BULK RATE
U.S. Postage
PAID
Sebastopol, CA
Permit No. 170

RECEIVED
MAR 7 1990
CITY OF ROHNERT PARK

Subj: OPEN LETTER OF THANKS

TO: Honorable Arther R Hollingsworth Jr., Mayor, and City Council Members

FROM: Registered Voters Residing At Sonoma Grove

DATE: Feb 25, 1990

Thank you so much for saving our homes. We will never forget your support.

Council Correspondence	
Copy to ea. Councilman	
Copy to	3/2/90 2
Copy to	
Copy to	

Martha DeLeon
Sue Johnson

PETER COBB

P. Cobb

Heather Johnston

Heather Johnston

Michael Tippet

Michael Tippet

STEVEN C Bailey

S. Bailey

LOWELL DAMON

Lowell Damon

Thomas C. Richardson

Thomas C. Richardson

Linda Branscomb

LINDA BRANSCOMB

Tom DOLEMAN

Tom Doleman
XIV.30

ALICE E. McADAMS

Alice E. McAdams

SHERYL A MARTIN

Sheryl A Martin

ELIZABETH WHITMORE

Elizabeth Whitmore

SARAH PAGE

Sarah Page

JUDY BAUMANN

Judy Baumann

ROGER RICHERT

Roger Richert

PENNY HAMILTON

Penny Hamilton

MARGARET A. FAGGIO

Margaret A. Faggio

Grant L. Missimer

Grant L. Missimer

Leanne Gullarian

Leanne Gullarian

Lynn Danner

Lise Naparst LISE NAPARST

James Foreman

Subj: OPEN LETTER OF THANKS

TO: Honorable Arther R Hollingsworth Jr., Mayor, and City Council Members

FROM: Registered Voters Residing At Sonoma Grove

DATE: Feb 25, 1990

Thank you so much for saving our homes. We will never forget your support.

Daniel Smith
Edolph O. Herring
Henry P. Johnson
John Over London
Richard Varone
Dennis F. Fink
Allen P. Maerle
Jack Springett
Ed Cleveland
Betty Jo Bailey
Christine Martin
Julie L. Bruce
Clinton D. Bruce
Terry W. Rankin

Lee B. Mundy
Jul B. Frank
Richard Holman
Patly Scherzer
Heavena Long
Katly Hatchless
Carda Buchanan
Susan Dwyer
Norm Thess
Errol Willis

Subj: OPEN LETTER OF THANKS

TO: Honorable Arther R Hollingsworth Jr., Mayor, and City Council Members

FROM: Registered Voters Residing At Sonoma Grove

DATE: Feb 25, 1990

Thank you so much for saving our homes. We will never forget your support.

Michael D. Haight



Leanne Bynum

Jeff Williams

Julie A. Stang - Sena

Barry Common

John Sena

Karen E. Miller

Eric Walker

Miguel M. Schiro

Barrie Lucas

Tony Azevedo

(Tony Azevedo)

Patricia Barrows

Patricia M. Canth

Jess Foxworthy

Janine Ammons
(Janine Ammons)

Kate Hughes

John R. Armstrong

Wayne R. Martin

Keith L. Johnson

Angela M. Werner

Fold Bonbrun

Sandra Kay Lee

Amanda Tunison

Berbara Geraci

Joni S. Walker & Son

Wallace D. Callan

Barbara C Hunter

OCTAGON COMPANY
TWO TRANSAMERICA CENTER, SUITE 1502
SAN FRANCISCO, CALIFORNIA 94111
(415) 391-9191

RECEIVED
MAR 8 1990
CITY OF ROHNERT PARK

March 7, 1990

Honorable Arthur Hollingsworth
Mayor of the City of Rohnert Park
City Hall
Rohnert Park, CA 94948

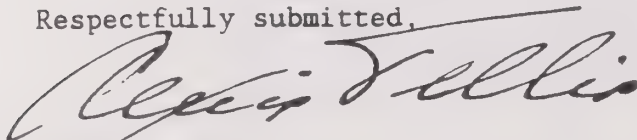
Dear Mr. Hollingsworth,

Once again may I extend my thanks to the Rohnert Park City Council for its action in support of Sonoma Grove taken at your meeting of February 20, 1990.

At that meeting, I enumerated a number of points in the Draft General Plan which bore revision.

Enclosed with this letter, please find suggested changes for your consideration.

Respectfully submitted,


Alexis Tellis

c.c. Pete Callinan, Carl Eric Leivo, Paul Skanchy

Council Correspondence	
Copy to ea. Councilman	
Copy to	CL
3/9/90 2	

Date: March 7, 1990
From: Alexis Tellis
To: Rohnert Park City Council
Subj: Suggested revisions to the Draft General Plan
affecting Sonoma Grove
Copies: City Manager, Assistant to the City Manager,
Planning Director

[Note: "~~Strike-overs~~" are words to be omitted; bold-underlined are words to be added.]

1. (page 2.7) Amend that portion of paragraph 2.2 (Residential) appearing at the top of page 2.7 so that it reads as follows:

By granting certain property multi-family zoning, the City is extending to property owners and developers an economic privilege not enjoyed by property owners whose property is designated as low density residential zoning. Public interest requires that the City ask for some contribution from the owners of multi-family property which will benefit the residents of those areas. ~~This can~~ For example, this could be accomplished by requiring that a substantial portion of the multi-family parcels be developed as usable open space. Or, in some situations where targeted housing needs are being met, the public interest can be served by high density development without such open space amenities being provided on-site. These ~~This~~ considerations will not only contribute to making the City more livable, but in the long run, the areas will be more marketable and economically viable.

2. (page 2.11, paragraph 2.7 - Sonoma State University) Amend the last paragraph of Section 2.7 appearing on page 2.11 so that it reads as follows:

As discussed in Sections 2.6, 4.15, and elsewhere in this General Plan, Planning planning in Rohnert Park, particularly during the next five years, should take into account the housing needs of Sonoma State students, faculty and staff as well as impacts on community facilities and services. City recognizes the existence of the Sonoma Grove

March 7, 1990

Page 2 of 4

Trailer Park as a legal non-conforming use and acknowledges the housing need it serves, a need primarily generated by its proximity to Sonoma State University. The land use designation for the area encompassing Sonoma Grove Trailer Park is High Density Residential. However, this General Plan recognizes that if, within the next five years, a development project is submitted proposing elimination of the Sonoma Grove Trailer Park in favor of residential development of that site, it shall be consistent with this General Plan and the City shall consider approving a residential housing project at densities even higher than those called for as ceilings under the High Density Residential designation because the demonstrated carrying capacity of the site and surrounding environs would accommodate such an increase and because such a density increase serves the public interest by providing an economic incentive for timely, private re-development which addresses the large and ever-growing housing need in that neighborhood generated by its proximity to Sonoma State University.

3. (page 4.2) Amend paragraph 4.2, Section 3 appearing on page 4.2 so that it reads as follows:

Housing costs have increased dramatically during the seventies and the eighties. In the nineties, costs probably will continue to increase based on classic supply and demand dynamics that the City of Rohnert Park is largely incapable of influencing. Low income households, of all households, are most affected by the housing cost increases. Almost 50 percent of low income owners overpay for housing and 81 percent of low income renters overpay for housing. The lack of affordable housing near the Sonoma State University campus deprives many students of an opportunity for higher education.

4. (page 4.3) Strike subparagraph 6 on page 4.3 dealing with plumbing. A state regulated Travel Trailer Park has unique plumbing requirements which are met at Sonoma Grove. If it is

March 7, 1990
Page 3 of 4

deemed necessary to discuss the plumbing of Sonoma Grove in the General Plan, we will be happy to draft proposed language citing its conformance with those state requirements.

~~Lack of complete plumbing only exists in the Sonoma Grove travel trailer park, where common bath facilities are provided.~~

5. (page 4.5. Section 4.5 - Housing Needs) Amend paragraph 4.5 appearing on page 4.5 so that it reads as follows:

ABAG has estimated the existing and projected housing needs for Rohnert Park as well as the City's share of the regional housing needs. Although there is no existing general need for housing in Rohnert Park (p. 33), special housing needs are generated by Sonoma State University, housing suitable by design, location, and cost for students. By 1995, there will exist a need for 2,126 additional housing units in Rohnert Park (see Fig. 4.2). In addition, ABAG identified housing needs by income level. Of the 2,126 units needed, 532 should be for very low income households, 383 should be for low income households, 489 for moderate income households, and 722 for above moderate income households (p. 52).

6. (pp. 4.10, 4.11) Strike the statements on pages 4.10 and 4.11, as that language does not in fact occur in the 1981 report, as follows:

Rohnert Park had five mobile home parks and one travel trailer park in 1981. The maintenance is regulated and enforced by the California State Department of Housing and Codes. The mobile home parks were maintained in sound condition and all the mobile homes were rated as sound in 1981. ~~The 152 units in the travel trailer park were considered dilapidated.~~

The condition of mobile homes was rated in 1989. Again, the five mobile home parks are maintained in sound condition and all the mobile homes in them were visually rated as sound. ~~The 152 dilapidated units in the travel trailer park remain.~~

March 7, 1990
Page 4 of 4

7. (page 4.10) Revise Figure 4.4 on page 4.10. We request that a separate line be provided for "Travel Trailers" and that a footnote or a separate column be included classifying the trailers as "State Inspected Vehicles." If it is decided to include a separate section dealing with Travel Trailer Parks regulated and inspected by the State of California, we will be happy to suggest language for that section.

8. (p. 4.12) Delete the "Dilapidated Unit" indication from the Sonoma Grove Trailer Park on the map, Figure 4.5.

9. (p. 4.22. Section 4.15 - Schedule of Actions) Amend Section 20 appearing on page 4.22 so that it reads as follows:

~~By the end of 1991, begin design of a project to remove the 152 dilapidated residential units in the Sonoma Grove Trailer Park and construct low cost student housing on the site for Sonoma State University Students.~~
Encourage private re-development of the Sonoma Grove by 1995, replacing the trailer park with new housing targeted at the housing need generated by its proximity to Sonoma State University.

10. (page 4.25, Figure 4.9, Section 20) Amend Section 20 appearing on page 4.25 so that it reads as follows:

~~Design Sonoma Grove Trailer Park project.~~
Encourage private re-development of Sonoma Grove Trailer Park for housing targeted at the need generated by its proximity to Sonoma State University.

Wednesday, February 28, 1990
Rohnert Park-Cotati Clarion

Wal-Mart store will need a 'site-specific' EIR

By JUD SNYDER

That sea of motor homes and RVs occupying the former site of Redwood Drive-in Theater northwest of Wilfred Avenue overpass may become the site of a shopping center anchored by a giant Wal-Mart store. Coddling Enterprises has sold the 13 acres for a little more than \$2 million to the Arkansas-based retail chain, the third-largest in the country behind Sears and K Mart.

Rohnert Park's City Council last night heard Planning Director Paul Skanchy say the store would need a "site-specific EIR" before ap-

provals would be forthcoming. The northwest RP EIR currently being revamped by Elgar Hill & Associates includes the old drive-in theater site but apparently isn't "specific" enough to allow Wal-Mart to waltz in.

Hugh Coddling said Tuesday, "We paid more for the land than they're paying for it." But obviously he sees bigger dividends down the road. "They're taking about two-thirds of the property we have in that area."

Coddling said the proposed Wal-Mart store would be about 123,000 square feet with room to expand to

153,000 square feet, noting the proposed Price Club store was 106,000 square feet.

"We're also talking to three supermarkets who want to locate in a 50,000-square-foot building adjacent to Wal-Mart: Food 4 Less, Lucky's and a third out-of-state one from Phoenix who prefers to remain unnamed at this time," said Coddling.

"Construction won't start until this summer, that's for sure. It will need a focused EIR, sure, and I just brought a whole pack of stuff up to Milt Hudis (Santa Rosa engineering firm), 40 pages, for soil tests, perk

tests, engineering forms ... you just can't imagine how much you need these days. In the old days all you needed was 45 days and you could start construction. Not now."

Coddling also said "we'll have to get the Sierra Club behind us on this."

A lawsuit filed by the Sierra Club has halted development in Rohnert Park until a revised general plan is formally approved. The suit stopped the Price Club from building on Coddling property west of K Mart on Rohnert Park Expressway. Coddling said, however, "We're working with both the Price Club

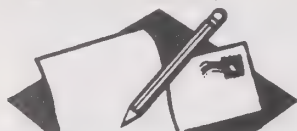
and Costco to build on that particular site."

About Wal-Mart, he said you could describe the fast-growing retail chain as "cut-rate department stores. They really go overboard on service. They even have a lady greeting you at the door saying 'so glad you could come here today' and touches like that." Wal-Mart is also building stores in Ukiah and Vallejo as part of a big push to capture part of California's booming retail sales market. "I think they're planning 26 or 30 stores in California alone the next few years," said Coddling.

"We'll have room for 20 more satellite stores once Wal-Mart and supermarket get in," said Coddling.

The only work being done in the area is finishing the Good Nite Inn motel on the west side of the overpass and the completion of Robert Lake Road from Golf Course Drive to South Santa Rosa Avenue. Both were started before a court decision came down halting any further construction until the EIR is revised.

One of the project developers in this area, Jimmie Rogers, said he's "very pleased" to hear that Wal-Mart will be anchoring a new center northwest of the Good Nite Inn.



LETTERS

CABLE TV ADVICE

Editor:

Is there anyone out there in TV land interested in what is being done by the MultiVision Cable Co. against their subscribers?

I am referring to the latest increase of 5.55 percent in the basic rate and 11 percent for an extra hookup. Let's compare them to Post Newsweek Cable in Santa Rosa, which is no more than fair, since we have about an equal number of subscribers and we will be having identical basic rates.

Post Newsweek Cable offers 40 channels for a basic rate of \$18.95 and they are working on a much lower basic rate for people who are not interested in or cannot afford so many channels. MultiVision of Rohnert Park, on the other hand, offers 33 channels for their basic rate of \$18.95. They are also dropping the Nostalgia Channel to make room for another premium pay station. In fact, all they seem interested in is pushing their premium channels.

After four years I am getting a little tired of their "take it or leave it" mentality.

So here is a bit of advice for MultiVision:

1. If you cannot match channel for channel, you should not charge the same rate.
2. One extra hook-up should be included in the basic rate. We all have children or grandchildren and the adults are not always interested in watching children's programs and vice-versa.
3. Remote controls — All subscribers should have a choice to buy or rent.
4. Choice in channels — There

should be a basic rate for six channels, 12 channels, and the maximum.

Copies of this letter will be mailed to senators Alan Cranston and Pete Wilson, the Better Business Bureau, Rep. Doug Bosco, Rohnert Park City Council, TV cable companies and the general public. Anyone else interested in this matter should take a pen in hand and make a little noise.

Harry Steffensen
Rohnert Park

CHECKING CLOSETS

Editor:

Growth is inevitable. It is exciting, revitalizing and the pulse of our great nation.

In Rohnert Park we live in one of the most enviable of environments, in a city that has conserved and advanced the natural elements. A well-managed city, but not one without blemishes.

The echoes, however, from sounds made by Harvey Bell and Paul Stutrud capitalizing on these blemishes are wearing thin. The images projected had more effect than reality. Ah! the general plan. To take credit for focus and encouraging people to attend meetings, perhaps. How about missing the point. A great majority have attended to address their rhetoric of doom and gloom.

The attempts at meetings to solicit membership and contributions for their Concerned Citizens for Rohnert Park are a thinly disguised attempt for support for their platform in the November city elections. This suggested contribution would be better used as a donation

to the Nature Conservancy. Sonoma State University would be happy to accept it for the management of Fairfield Osborn Preserve.

What is suspect is their gnawing at the integrity of builders and developers and the advocates of growth. Let us give credit to some of these fine people who have helped shape this city. Yes, people like Pete Callinan, Paul Golis, Maurice Fredericks, Jimmie Rogers, Bill Wiggins, Milt Hudis, Jack Buchanan, Ken Bell, Vern Smith, Phil Trowbridge and his association.

The denigration of members of our City Council go with the rigors of their job; but before we take sides let us check the closets of those who call them names.

To ensnare the update of the general plan beyond legal commitment, drawing out the process with a multitude of committees and neighborhood meetings, is redundant to the issue. We have a committee for every element in our city government and our council is elected by people in all regions of Rohnert Park. It is responsive to input and always has been. This stratagem and tactic by the Concerned Citizens is an incubator of hypocrisy.

Let us renew the ties of mutual respect and regard which form our civic life.

Bruce Smith
Rohnert Park

COMMUNITY INPUT

Editor:

On Feb. 20 the Rohnert Park City Council started to review the draft general plan.

After several months of activity — during which a survey of citizens' opinions was completed, town meetings were held, a full-scale Planning Commission review was performed and a judge's ruling handed down — it was heartening to observe the debate amongst council members on the subject of the size of Rohnert Park.

Residents' pleas to control the rate of growth had obviously been heard.

It looks like the new general plan will deal only with growth issues within the current city limits. It looks like any future annexations will only occur after a full general plan amendment process with public participation. It could mean that annexation in the future will require a vote of the citizens of Rohnert Park. It could mean that any future general plan update will be with the full advice of a citizens review committee, charged with soliciting input from ALL sectors of Rohnert Park.

All these blessings were denied us in the early months of 1989 by the City Council. It took legal intervention and a judge's ruling to precipitate this AMAZING turnaround.

Given this great start in 1990, as concerned citizens, we must continue to follow the sometimes tedious process of testifying and commenting on the draft general plan and the draft EIR to follow. Only in this way can we encourage the council to continue to follow the path of environmental and civic responsiveness they started down on Feb. 20.

Jake and Barbara Mackenzie
Rohnert Park

'New city' idea altered by RP

By DAVID ALLEN

Rohnert Park city leaders have dropped the controversial idea of encouraging the creation of a new city in the southern part of Sonoma County and instead called for the state and regional agencies to look at new cities as a way of easing growth pressures.

"We didn't want to give a specific site," Mayor Art Hollingsworth said of the City Council action Monday. The discussion took place during a review of the general plan.

City Manager Pete Callinan suggested in a paragraph in the plan's first draft that a city be established near the junction of Highway 37 and Lakeville Highway, at the southern tip of the county. Such a city, Callinan argued, would provide housing opportunities closer to the job markets in Marin, Solano and San Francisco counties and lessen traffic congestion caused by commuters from the northern part of Sonoma County.

After being publicized the idea was roundly criticized by county leaders who said a new city in that location would fuel growth rather than calm it and harm an environmentally sensitive area.

Although the Planning Commission on a 3-2 vote left the paragraph in the plan, the council

on Monday kept the idea's spirit but changed its letter. Now, the paragraph will talk about California's growing population and the need to disperse its residents throughout the state in a planned fashion.

Asked if he thought Callinan's suggested site was a good one for a city, Hollingsworth laughed and said, "I didn't pick it."

"I don't know whether that's an adequate site for a new city or not, but that's for people involved in the proper agencies to decide," Hollingsworth said.

Callinan said the paragraph had served its purpose by alerting people to the need to plan for growth.

"It brought the issue to the forefront," he said. And some residents' opposition to the idea "softened considerably," he said, in recent general plan hearings. Several commented they'd rather see more Rohnert Parks rather than a larger Rohnert Park.

"Like everybody, you shoot from the hip at first and then later you think about it more and look at the facts and say, 'Wait a minute, that's not so bad.' " Callinan said of the idea's reluctant acceptance.

Did he expect the outraged reaction his idea generated? "No comment," he said.

LET THE PUBLIC SPEAK

Save Sonoma Grove

Editor: Rohnert Park planning commissioners want to tear down the Sonoma Grove trailer park to make way for regular student housing. Monthly rents at the Grove start at \$140. Rent at the Sonoma State University dorms starts at \$325.

When housing costs too much, people become homeless; destroying cheap housing is therefore both heartless and foolish.

Where will the Sonoma Grove residents go? In Santa Rosa, the new Family Support Center (General Hospital in Santa Rosa, renovated to house homeless families) now holds only about 15 families. The Grove, however, has space for 150 trailers — an affordable option for poor people and temporarily poor people such as students.

Recently a student friend of mine applied for a financial aid grant for low-income students. The rules said he couldn't apply until Jan. 1, but when he did, he found that all the money had been allocated by Jan. 2. Education allows people to get ahead in our society, yet my friend and others like him find that opportunities for advancement are disappearing along with financial aid and low-cost housing. Funding education is a societal investment.

The city leaders and comfortable

developers are adding to poverty and homelessness. What they put in their pockets today comes out of our pockets later, when our taxes are needed to remedy the problems they so callously created.

As a community, let's examine our values. Should a few have the right to make a bundle of money at the expense of basic housing for many?

ELLEN LAWRENCE SKAGERBERG
Santa Rosa

Rohnert Park trims potential growth area

By MIKE MCCOY
Staff Writer

ROHNERT PARK — City leaders, reacting to the overwhelming call from residents to keep their city small, have trimmed the city's potential size by nearly 20 percent.

The City Council Monday voted unanimously to pull in the city's sphere of influence — the imaginary line that depicts how big a city eventually will grow — to the city's existing border.

It's a dramatic change for Rohnert Park, which has always been seen as a city bent on rapid and unrestrained growth.

Planning Director Paul Skanichy said the surgery will lop off 1,300 acres on the city's east side, leaving the city at its present 4,362 acres, or 6.8 square miles.

Of those 4,362 acres, only 678 are undeveloped, including 143 acres earmarked for 1,900 residential units. The balance is zoned mostly

for commercial and industrial uses.

Mayor Art Hollingsworth, who proposed the land reduction, said his proposal is in response to 4,100 city surveys that indicate the majority of respondents want "to keep the city at around 40,000."

That survey indicated 58 percent prefer a city between 40,000 and 50,000, while only 20 supported an even larger city.

"I thought it would be appropriate to pull in our sphere so we can comply with the desires of our citizens who want to keep it at 40,000," Hollingsworth said. "My vision is we develop out to the city limits, then see how our citizens feel about expanding the borders."

Hollingsworth said the council's decision also is a warning "to outside speculators that we don't have room for development for at least the next six or seven years."

In recent years, several hun-

See Growth, back page

Growth

Continued from Page A1

dreds of acres between the city's eastern border and Petaluma Hill Road have been purchased for millions of dollars by groups and individuals speculating the land eventually would be annexed into the city.

Hayfields that sold in the late 1970s for only a few thousands dollars per acre began selling for up to \$35,000 an acre in the mid-1980s.

Development within the city through 1995 is already severely curtailed because of a limited amount of remaining sewage treatment capacity.

It won't be until the late 1990s that additional capacity will be available, when a multi-million dollar expansion of the regional sewage treatment plant and a new disposal system, are expected to be completed.

The council last week agreed to stick to a maximum of 40,000 and not annex any new land until it completes its next update of its general plan around 1995.

Councilman Warren Hopkins, a supporter of a city of 60,000, also supported pulling in the city's borders even though it puts the power over Rohnert Park's future expansion into the hands of Sonoma County's Local Agency Formation Commission.

Should the city decide to expand when additional sewage capacity is obtained, it would need to get LAFCO's permission.

"Then it will depend on the makeup of LAFCO and the City Council at that time," he said.

Councilman Dave Eck, long a supporter of keeping the city at its present borders, suspects LAFCO will allow Rohnert Park to expand "if we can make a good case for growth at that time."

Hopkins, however, said he sees the state eventually stepping in to create super-regional planning agencies that will tell cities how much they may build anyway.

Hopkins said the council's move "should soothe some people's nerves about potential annexations."

Sonoma County Supervisor Ernie

Carpenter, who with Hopkins is a member of LAFCO, said he's "pleased" by Rohnert Park's actions.

"I think it's terrific. Maybe Rohnert Park is reading their own polls," he said. "I really don't think Rohnert Park is making a statement to the controlled-growth types, but responding to their constituency."

While Carpenter indicated his optimistic side wants to believe Rohnert Park officials "really mean it," he said, "It's strange when an election comes up it matters more."

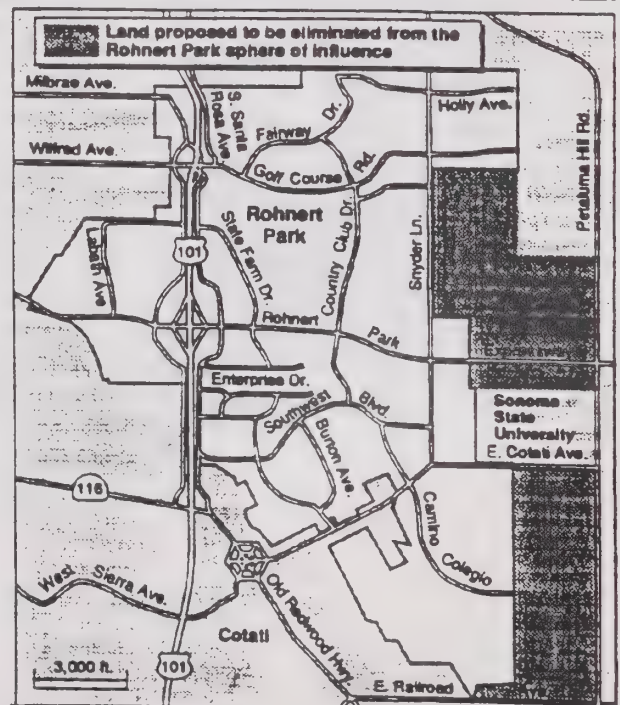
Hollingsworth and Councilman Charlie Cochran, now running for the state Senate, are both up for re-election in November.

Hollingsworth said the council is keeping its recommendation that new cities be developed to help ease building pressures on existing cities, but not necessarily built in Sonoma County.

"It was our general opinion it be looked at all over the state," he said. "We took a generic position. We didn't suggest a location. We said just look at it."

City Manager Pete Callinan had made the original "new city" recommendation and suggested a 2,000-acre town of 30,000 residents be housed at the intersection of Highway 37 and Lakeville Highway, adjacent to Marin County's borders, San Pablo Bay and some environmentally sensitive wetlands.

Callinan made the suggestion to put people and housing closer to their jobs in Marin County, both to ease housing pressures on Sonoma County and the glut of traffic on



Highway 101.

His idea, however, drew the wrath of other Sonoma and Marin county elected leaders, who criticized expansionism into such an environmentally sensitive area.

Carpenter, however, remained critical about Rohnert Park's "new

city" pronouncement, stating "We do not need them to tell us to build cities."

"There are a lot of areas that can house a lot of people, older parts of cities that can be helped through urban renewal and redevelopment," Carpenter said.



APPENDIX XV

**CITY COUNCIL
GENERAL PLAN MEETING**

March 12, 1990

The City Council's review of the Draft General Plan continued on March 12, 1990. Invitations were sent to 159 individuals. The meeting began at 6:00 p.m. and was held at City Hall, 6750 Commerce Boulevard.

The Mayor opened the meeting and after reviewing changes made in the Circulation element, asked for public comments regarding Chapter 4, Housing. Issues discussed by members of the public included: priority to job growth rather than housing development, consistency between the Land Use and Housing elements, the need for student housing, the housing needs of the homeless, low income housing, balancing housing development with infrastructure capacities, the ABAG housing allocations, Sonoma Grove, permit and zoning case processing, solar energy, development of new cities, parking at multi-family units, mobile home development as low cost housing, reducing wastewater flows from existing residential units, City participation in housing financing packages, inclusionary zoning, federal housing assistance, condominium conversions, and the jobs/housing balance.

The Mayor adjourned the meeting. Additional comments regarding the Housing element would be heard at the next meeting.

ROHNERT PARK CITY COUNCIL
Adjourned Regular Meeting
Monday, March 12, 1990

AGENDA

6:00 p.m.

Call to Order, Pledge of Allegiance

Roll Call (Cochran Eck Hopkins Spiro Hollingsworth)

NOTE: If you wish to speak on an item under discussion by the Council which appears on this agenda, after receiving recognition from the Mayor, please walk to the rostrum and state your name and address for the record.

General Plan Review and Update

1. Verification of amendments to Chapter 3, Circulation
2. Review and amendment of Chapter 4, Housing
 - a) Public appearances - for public comment on Chapter 4
 - b) Council review and amendment
3. Review and amendment of Chapter 5, Conservation
 - a) Public appearances - for public comment on Chapter 5
 - b) Council review and amendment
4. Review and amendment of Chapter 6, Open Space
 - a) Public appearances - for public comment on Chapter 6
 - b) Council review and amendment
5. Review and amendment of Chapter 7, Noise
 - a) Public appearances - for public comment on Chapter 7
 - b) Council review and amendment
6. Review and amendment of Chapter 8, Safety
 - a) Public appearances - for public comment on Chapter 8
 - b) Council review and amendment

Miscellaneous staff reports (if any)

Other unscheduled public appearances

Adjournment no later than 9:00 p.m.

Rohnert Park City Council Minutes

March 12, 1990

GENERAL PLAN

Adj.Reg.Mtg.

The Council of the City of Rohnert Park met this date in adjourned regular session commencing at 6:00 p.m. in the City Offices, 6750 Commerce Boulevard, Rohnert Park, with Mayor Hollingsworth presiding.

Call to Order

Mayor Hollingsworth called the adjourned regular session to order at approximately 6:00 p.m. and led the pledge of allegiance.

Roll Call

Present: (5) Council members Cochran, Hopkins, Spiro
and Hollingsworth

Absent: (0) None

Late: (1) Eck (Arrival time noted in these minutes)

Staff present for all or part of the meeting: City Manager Pro-Tempore Netter, Assistant to the City Manager Leivo, Planning Director Skanchy, and Director of Public Works/City Engineer Brust.

Minutes

Mayor Hollingsworth noted a correction in the February 20, 1990 minutes, page 4, that the annexation fee should be \$20,000 per acre for residential land and \$50,000 per acre for commercial land, and one acre should be donated and designated to open space for every acre of annexed developed land. Acknowledgment was made that all Council meeting minutes were scheduled for approval at the regular Council meeting tomorrow night, March 13, 1990.

General Plan

Mayor Hollingsworth welcomed citizens to the City Council's public meeting regarding the General Plan. He said that City Manager Callinan was on vacation this week and that Joe Netter was City Manager Pro-Tempore. City Attorney Flitner called and excused himself from tonight's meeting due to another engagement.

City Manager Pro-Tempore Netter advised that the Draft Environmental Impact Report for the General Plan had been received from Earth Metrics and were available to the public to purchase at \$5.00 per copy. Discussion followed regarding whether the City should charge the public for copies of the Draft EIR. The consensus of the Council was that the City should put aside twenty copies of the Draft EIR and make the rest available to the public at no charge.

Mayor Hollingsworth said a letter was received from the Department of Housing and Community Development recommending certain revisions of the Housing Element. Assistant to the City Manager Leivo has been drafting possible changes in response to this letter but he has not completed his suggestions and the public and members

of the Council have not had a chance to review the suggested changes. Mayor Hollingsworth suggested that public input be taken on the Housing Element tonight. Staff could mail out suggested revisions later in the week. At its next meeting, the Council could hear any additional comments on the suggested revisions and then proceed with its review of the Housing Element. The other members of the Council agreed with this schedule. Council also reminded staff that completion of the General Plan was the top priority project at this time.

Mayor Hollingsworth explained that the Council had been provided with copies of amendments to Chapter 3, Circulation. He asked if Council had any comments to make on the documents.

Council reviewed the amendments and acknowledged there were no changes on pages 3.1 through 3.7 and confirmed other changes as follows:

1. On page 3.8 regarding traffic projections, there should be no reference to "overcrossing".
2. On page 3.16 in the reference to promote safe bikeways, include paint stripes on both sides of street.
3. On page 3.18, item k., state specifically "undercrossing" as discussed at previous meeting for visual impact reasons and make no reference to "overcrossing". It was confirmed the language change to strongly specify "undercrossings" would be most effectively expressed in implementation measure #10.

A motion was made by Councilman Hopkins, seconded by Councilman Cochran, and unanimously approved, to approve Chapter 3, Circulation as amended.

City Manager Pro-Tempore Netter said that a letter was received today from Alexis Tellis, General Partner, Sonoma Grove Associates/Octogon Company which should be entered into the record.

BEGIN PUBLIC COMMENTS

Mayor Hollingsworth, at approximately 6:23 p.m., asked if there was anyone in the audience wishing to speak regarding Chapter 4, Housing.

David Mochel, 4405 Hollingsworth Circle, said that there were inconsistencies between the Housing Element and other chapters of the General Plan. We need to reserve wastewater treatment capacity for employers. We have a imbalance now with more housing units than jobs. Priority should be for job growth so people do not have to commute long distances to work.

Councilman Eck Arrives

Councilman Eck arrived at this time during the meeting at approximately 6:25 p.m.

Councilman Hopkins said that affordable housing is needed to attract the businesses to locate here.

Mr. Mochel said that there are already people here who would like to work in Rohnert Park but there are no jobs. Even if we wanted to attract a new business, we may not have enough wastewater treatment capacity. We should hold off on single family unit construction. Construction should take place only within the current City boundaries. To set goals for annexation seems to be violating the policies the Council established earlier.

Jake MacKenzie, 1536 Gladstone Way, said the Housing element and Land Use element were not consistent and should be reconciled, particularly with regard to the goal of an ultimate population of 40,000. There is a need in the Housing element to address the proposed expansion of SSU and the resulting student and staff housing needs. The University should be included in the future update of the General Plan.

Councilman Hopkins asked the City Engineer to explain the current wastewater flow capacity of the University.

City Engineer Brust said that SSU is now at capacity. There is a meeting scheduled with the SSU Plant Operations to discuss sewer capacity. SSU will probably come to the City and request an increase. To date SSU has only asked for an increase in water.

Robert Harkary, 6495 Bennett Valley Road, Santa Rosa, said that State law requires the City to identify housing needs of special groups such as low income, homeless, elderly, etc. He thought that students were one of these special groups. At a recent meeting in Santa Rosa, eleven (11) of the thirty-four (34) homeless people presently staying in the Armory had jobs but could not find housing. One way to provide housing for such people is through the Housing Element. In 1992, Housing Elements must identify low income projects that will convert back to market rate. Rohnert Park's Housing Element does not list any such complexes. They could be identified now and the Housing Element would not have to be amended two years from now. While there may be less federal funds for housing, there are other ways that local governments can provide housing. The Blueprint for Bay Area Housing lists these options. Chico and Irvine have ordinances which require developers to set aside land for low or moderate income housing. Many cities are developing "in-lieu of" fees. There are mixed use projects. The City must identify sites for homeless shelters and transitional housing. Funds can come from the Community Development Agency 20 percent housing set aside. There are not any constraints under State law, but the cities that do not comply with the requirements may lose state federal funds. There could be litigation.

Harvey Bell, 700 Lindsay Avenue, referred to a printed statement dated March 6, 1990 on Housing Element Recommendations and shared the contents therein (copy attached to original set of these minutes).

Councilman Hopkins recommended obtaining a copy of Willie Brown's proposed regional government legislation.

RECESS

Mayor Hollingsworth declared a recess at approximately 7:25 p.m.

RECONVENE

Mayor Hollingsworth reconvened the Council meeting at approximately 7:35 p.m. with all Council members present except Councilman Hopkins who had to leave to attend another meeting.

Ralph Jones, 5309 Country Club Drive, said one way to provide low cost housing would be to provide financing for mobile homes. This could provide decent homes in the \$400 per month category. The rehabilitation costs could be recovered when the units are sold. The State assisted Marin County in the acquisition of a mobile home park and the Housing Authority provided assistance for space rents. It would be a way to upgrade some of the parks and provide housing for the needy. There should be a provision in the General Plan to accomplish this and the City should develop funding. In response to Council inquiry he recommended that the buyer get the appreciation.

Joe Boyle, 1372 Mattice Lane, said a sense of humor is important. He shared humorous stories to make his point regarding decisions of authorities. He referred to the blackboard on the wall and explained an example of solar heating systems. High quality corporations are looking for beauty but developers do not always realize the value of beauty. We should retain open space to enhance the beauty of Rohnert Park.

Beth Robertson, 4722 Fairway Drive, said she would like to see some funds set aside for low income housing. There should be a City representative that attends seminars on low income housing.

Allen Stansbury, 6225 State Farm Drive, representing the Building Industry Association of Northern California, said that there will be a meeting tomorrow at the Daily Planet at which Donald McDonald will discuss the provision of housing. He asked if Council could block out future General Plan meeting dates to provide a longer notice time. There are no solutions in the Housing Element to the problem of not meeting ABAG housing needs. The City should comply with the projections. A possible solution might be to move reduce wastewater volumes from existing housing units. The Builder Industry Association has been working on this problem for over a year and has come up with a very good program. Housing affordability could be achieved through features like mortgage revenue bonds and mortgage credit certificates. If Rohnert Park and other cities could get together with the Sonoma County Housing Authority, substantial financial resources could be provided through such programs. This would be better than inclusionary zoning. The Building Industry Association would be more than happy to work with the City on this program because we think it is a very crucial and needs to be given high priority. The building industry helps provide information to owners. An aggressive and well coordinated strategy is needed to obtain federal financing. The time table needs to be tightened up in the City's program. The Building Industry Association has a considerable amount of resources and will be glad to assist the City.

George Horwedel, 7669 Camino Colegio, said some wording should be changed in the second goal. The word annexation should be stricken or changed to land already designated for development. He supports turning down condo conversions and referenced the pending conversion application. In the long term such a complex could provide prime student housing. He agrees with residents' desire to retain the population at 40,000 to 50,000. Maybe an addition could be made to section 4.3-Population Trends, specifying "can or wants to accommodate according to the survey". On section 4.5-Housing Needs, a statement should be added stating that it would be advisable to build apartments around SSU. On the Cost of Housing section we are not comparing like housing units. We are way in front of ABAG's 1980 projections. The reference to trains creating obnoxious noise levels should be taken out. There should be no parking on street sweeping days. No right turns on red lights at hazardous intersections could help solve the problem of not seeing bikers coming.

David Mochel, 4405 Hollingsworth Circle, said Marin County is an example of jobs being created prior to housing. He thought it was advisable to have a better balance between jobs and housing.

CLOSE PUBLIC COMMENTS

There being no one further desiring to speak on the Housing Element, Mayor Hollingsworth closed the public meeting at approximately 8:11 p.m.

Mayor Hollingsworth said Council comments on Housing would be made at the next General Plan meeting on March 19, 1990. The Council agreed to hold a second General Plan public meeting on Monday, March 26, 1990 starting at 6:00 p.m.

Discussion followed in which Councilman Eck referred to Alexis Tellis's letter received today. Council confirmed this letter was received into the record prior to Councilman Eck's arrival. It was confirmed that the Bay Area Housing book referenced earlier in tonight's meeting was available and staff would make copies of pertinent sections.

ADJOURNMENT

There being no further business, Mayor Hollingsworth adjourned the public meeting for the General Plan at approximately 8:25 p.m. to be continued on March 19, 1990 at 6:00 p.m.

Deputy City Clerk

Mayor

«DATA Address List-03/08/90»

March 8, 1990

«nameaddress»

Dear «lastname»:

The next City Council meeting regarding the General Plan will be held at 6:00 p.m. on Monday, March 12, 1990, at City Hall, 6750 Commerce Boulevard. Please join us for this important meeting.

During the special meeting held last Tuesday night, the City Council completed its review of the Circulation element. At the meeting on March 12, the Council will listen to public comments on the Housing element, make amendments, and, if time permits, consider the Conservation, Open Space, Noise, and Safety elements.

Enclosed please find a copy of Chapter 3 - Circulation as amended by the City Council. The changes approved by the City Council are illustrated by bold face print.

I hope this keeps you up to date regarding the incorporation of public comments and Council review of the General Plan.

Sincerely,

CITY OF ROHNERT PARK

Carl Eric Leivo
Assistant to the City Manager

CEL:dt

Enclosure

Scott Ahrens
5101 Hacienda Court
Rohnert Park, CA 94928

Norah Alford
101 Enterprise, #75
Rohnert Park, CA 94928

Tom Anderson
534 LaCrosse Court
Rohnert Park, CA 94928

Jim Angelo
5785 Dolores
Rohnert Park, CA 94928

Henry Arian
4567 Harbor Lane
Rohnert Park, CA 94928

Marcelle Arian
4567 Harbor Lane
Rohnert Park, CA 94928

Charlie (Brown) Artman
Sonoma Grove: 25 Alexis
7450 Cristobal Way
Rohnert Park, CA 94928-3566

Frank Ball
513 Oak Lake Avenue
Santa Rosa, CA 95409

Anella Barbour
7367 Belita Avenue
Rohnert Park, CA 94928

Evelyn R. Beauchamp
1117 Cielo Circle
Rohnert Park, CA 94928

Harvey Bell
700 Lindsay Avenue
Rohnert Park, CA 94928

Henry Bills
1161 San Antonio
Rohnert Park, CA 94928

Ray Biloplavek
815 Corti Aziel
Rohnert Park, CA 94928

Teresa Bowden
1701 East Cotati Avenue
Box 9019
Rohnert Park, CA 94928

Joseph Boyle
1372 Mattice Lane
Rohnert Park, CA 94928

Linda Branscomb
21 Anne
Rohnert Park, CA 94928

Mrs. Raymond A. Brooks
P. O. Box 1173
Rohnert Park, CA 94927-1173

Janice Brown
4438 Hollingsworth Circle
Rohnert Park, CA 94928

Leff Brown
4438 Hollingsworth Circle
Rohnert Park, CA 94928

Clifton Buck-Kauffman
1039 Madrone Avenue
Cotati, CA 94931

Thomas Brenton Burrell
6189 San Mateo Court
Rohnert Park, CA 94928

Marion Burrell
6189 San Mateo Court
Rohnert Park, CA 94928

Patricia Cantú
#2 Alexis
Rohnert Park, CA 94928

T. Robert Cato
6197 Santa Clara Place
Rohnert Park, CA 94928

James Christian
1300 North Dutton, Suite 106
Santa Rosa, CA 95401

Frank M. Christmas
7380 Circle Drive
Rohnert Park, CA 94928

James M. Clark
80 Walnut Circle
Rohnert Park, CA 94928

Gregory R. Conklin
6079 Darleen Court
Rohnert Park, CA 94928

Dixie Conway
5680 Daniel Drive
Rohnert Park, CA 94928

Patricia M. Costello
430 Santa Barbara Drive
Rohnert Park, CA 94928

Consuelo Couley
6179 San Bruno Court
Rohnert Park, CA 94928

Julia D'Addario-Ahrens
5101 Hacienda Court
Rohnert Park, CA 94928

Tim Danesi
6400 Meadow Pines Avenue
Rohnert Park, CA 94928

Robert Davig
53 Varda Street
Rohnert Park, CA 94928

Bambi Dennett
5349 Daniel Drive
Rohnert Park, CA 94928

Rick Dennett
5349 Daniel Drive
Rohnert Park, CA 94928

Barry Eisenberg
Sonoma Grove: 27 Alexis
Rohnert Park, CA 94928

Betty Ferra
433 Ava Avenue
Rohnert Park, CA 94928

Tony Ferra
433 Ava Avenue
Rohnert Park, CA 94928

Louise Field,
40 Anne Avenue
Rohnert Park, CA 94928

Tracy Fields
742 Racquet Club Court
Rohnert Park, CA 94928

Richard Forrest
1339 Megan Place
Rohnert Park, CA 94928

Betty Fredericks
242 Alden Avenue
Rohnert Park, CA 94928

Denny C. Freeman, DC
340 Raley's Towne Centre
Rohnert Park, CA 94928

Margaret Fuller
5730 Davis Circle
Rohnert Park, CA 94928

Dawna Gallagher
7342 Rasmussen Way
Rohnert Park, CA 94928

Thomas J. Gallagher
7342 Rasmussen Way
Rohnert Park, CA 94928

Harlan Gates
5730 Davis Circle
Rohnert Park, CA 94928

Sandra L. Geary
1422 Montana
Rohnert Park, CA 94928

George Geister
5715 Davis Circle
Rohnert Park, CA 94928

John Giertz
455 Alta Avenue
Rohnert Park, CA 94928

Frank Gilman
85 Alma Avenue
Rohnert Park, CA 94928

Homer Goodwin
41 Yaurel Court
Rohnert Park, CA 94928

Pilar Goodwin
41 Yaurel Court
Rohnert Park, CA 94928

Mike Gragg
7408 Brenda Way
Rohnert Park, CA 94928

Flo Gresty
4507 Fairway Drive
Rohnert Park, CA 94928

Gerald Griffin
1514 Garfield Court
Rohnert Park, CA 94928

Alfred Haggerty
167 Fescue Way
Rohnert Park, CA 94928

Laura Hamilton
8025 Beverly Drive, #301
Rohnert Park, CA 94928

Craig Harrington
1936 Spring Street
Healdsburg, CA 95448

Ron Harris
333 Enterprise, #29
Rohnert Park, CA 94928

Hertzel Harrison
4413 Hamlet
Rohnert Park, CA 94928

E. Heison
915 Dorine Avenue
Rohnert Park, CA 94928

Linda Henderson
1433 Magnolia Avenue
Rohnert Park, CA 94928

Molly Herman
4855 Synder Lane, Apt. 382
Rohnert Park, CA 94928

John Hoobler
7102 Adrian Drive
Rohnert Park, CA 94928

Marjorie Jean Hoobler
7102 Adrian Drive
Rohnert Park, CA 94928

George Horwedel
7669 Camino Colegio
Rohnert Park, CA 94928

Robert Intersimone
4310 Fairway
Rohnert Park, CA 94928

Catherine Isett
1435 Muir Place
Rohnert Park, CA 94928

Rick Kaufman
1520 Holly Avenue
Rohnert Park, CA 94928

Mrs. W. B. Kery
4750 Country Club
Rohnert Park, CA 94928

Karl Kim
217 Fauna Avenue
Rohnert Park, CA 94928

Jerry Kohler
371 Bonnie Court
Rohnert Park, CA 94928

Lewis J. Kuehm
1406 Gregory Court
Rohnert Park, CA 94928

Jeff Leon
4 Embarcadero Center, #1400
San Francisco, CA 94111

Joseph Louvar
912 Edna Court
Rohnert Park, CA 94928

Theresa J. Louvar
912 Edna Court
Rohnert Park, CA 94928

Rick Luttmann
917 Dokine Avenue
Rohnert Park, CA 94928

Alvin Reed Lyle
4536 Fairway Drive
Rohnert Park, CA 94928

Cathe Lynch
8201 Camino Colegio, #90
Rohnert Park, CA 94928

Barbara MacKenzie
1536 Gladstone Way
Rohnert Park, CA 94928

Jake MacKenzie
1536 Gladstone Way
Rohnert Park, CA 94928

Ed Maness
963 Ellen Court
Rohnert Park, CA 94928

Jim Manion
439 Ava Avenue
Rohnert Park, CA 94928

Brian Marshall
1444 Warrington Road
Santa Rosa, CA 95404

Alici E. McAdams
16 Alexis
Rohnert Park, CA 94928

Alvin B. McArdle
18 Circulo Lujó
Rohnert Park, CA 94928

Dennis G. McCormack
1431 Jasmine Circle
Rohnert Park, CA 94928

Ray McKenzie
7729 Montero Drive
Rohnert Park, CA 94928

James Michener
1312 Gold Way
Rohnert Park, CA 94928

Dave Mochel
4405 Hollingsworth
Rohnert Park, CA 94928

Linda Morand
5297 Eunice Street
Rohnert Park, CA 94928

Paul Morand
5297 Eunice Street
Rohnert Park, CA 94928

Lee Neuerburg
7621 Beverly Drive
Rohnert Park, CA 94928

Ron Neuerburg
7621 Beverly Drive
Rohnert Park, CA 94928

Edward O'Brien
1525 Holly Avenue 1
Rohnert Park, CA 94928

Marjorie O'Brien
1525 Holly Avenue 1
Rohnert Park, CA 94928

Patrick O'Connell
8459 Liberty Avenue
Rohnert Park, CA 94928

Kevin Otten
328 Allan Avenue
Rohnert Park, CA 94928

Charmaine Padilla
252 Fig Ct.
Rohnert Park, CA 94928

Linda R. Park
1265 Camino Coronado
Rohnert Park, CA 94928

Darryl Parkinson
1373 Parkway
Rohnert Park, CA 94928

Lynn Phillips
1 Front Court
Rohnert Park, CA 94928

Robert Powell
952 Hawthorne Circle
Rohnert Park, CA 94928

Karyn Pulley
6390 San Rafael Court
Rohnert Park, CA 94928

Monique Purkett
64 Francis Circle
Rohnert Park, CA 94928

S. Purkett
64 Francis Circle
Rohnert Park, CA 94928

Richard J. Radtke
6188 San Ramon Place
Rohnert Park, CA 94928

Herbert Ray
1383 Middlebrook Way
Rohnert Park, CA 94928

Reji Ray
1383 Middlebrook Way
Rohnert Park, CA 94928

James E. Redding
7147 Barbi Lane
Rohnert Park, CA 94928

Tom Roberts
4655 Willis Avenue
Rohnert Park, CA 94928

Beth Robertson
4722 Fairway Drive
Rohnert Park, CA 94928

Jimmie Rogers
101 Golf Course Drive
Rohnert Park, CA 94928

Joyce Rogers
101 Golf Course Drive
Rohnert Park, CA 94928

David Rostov
39 Walnut Circle
Rohnert Park, CA 94928

Athena Rushka
4867 Canyon Drive
Santa Rosa, CA 95409

Cecelia Russell
1550 Parkway Drive
Rohnert Park, CA 94928

Lon Russell
1550 Parkway Drive
Rohnert Park, CA 94928

Gene Schwarz
26 Freedom Place
Rohnert Park, CA 94928

Lisa Schwarz
26 Freedom Place
Rohnert Park, CA 94928

Calvin Scollon
101 Enterprise Drive, #142
Rohnert Park, CA 94928

Coralía Serafím
761 Lincoln Avenue
Rohnert Park, CA 94928

Rhonda Shawner
7592 Beverly Drive
Rohnert Park, CA 94928

Ted Shimkowski
614 Holly Avenue
Rohnert Park, CA 94928

Suzanne Shriver
7333 Cornell Avenue
Rohnert Park, CA 94928

John Sime
2 Las Casitas Drive
Rohnert Park, CA 94928

Elizabeth Smalarz
1541 Genesis Court
Rohnert Park, CA 94928

Bruce Smith
4501 Heath Circle
Rohnert Park, CA 94928

Spring Songbird
1333 Gold Way
Rohnert Park, CA 94928

Monse Speer
699 Lincoln Avenue
Rohnert Park, CA 94928

Pam Stafford
5793 Dexter Circle
Rohnert Park, CA 94928

Georgia Clark Stevens
101 Enterprise Drive #99
Rohnert Park, CA 94928

Jeanne Stratford
7789 Montero Drive
Rohnert Park, CA 94928

John R. Stratford
7789 Montero Drive
Rohnert Park, CA 94928

Whitey Stratton
875 Holly Avenue
Rohnert Park, CA 94928

Paul Stutrud
712 Hudis Street
Rohnert Park, CA 94928

Kristin Swanson
7075 Adele Avenue
Rohnert Park, CA 94928

Dennis Tatman
1774 Santa Cruz Way
Rohnert Park, CA 94928

Alexis Tellis
505 Sansome Street, #1502
San Francisco, CA 94111

Mike Terwilliger
1165 Santa Cruz Way
Rohnert Park, CA 94928

A. Scott Thimann
1481 Parkway Drive
Rohnert Park, CA 94928

Renée Thimann
1481 Parkway Drive
Rohnert Park, CA 94928

James B. Thomas
4405 Hamlet Court
Rohnert Park, CA 94928

James Thompson
4300 Gloria Court
Rohnert Park, CA 94928

Mrs. James Thompson
4300 Gloria Court
Rohnert Park, CA 94928

Michael Tippet
31 Alexis
Rohnert Park, CA 94928

Helen M. Todd
961 Santa Cruz Way
Rohnert Park, CA 94928

Jay Todd
961 Santa Cruz Way
Rohnert Park, CA 94928

Dale Trowbridge
6039 Elsa Avenue
Rohnert Park, CA 94928

John Unguren
4380 Fairway Drive
Rohnert Park, CA 94928

David Van Nuys
6189 San Bruno Court
Rohnert Park, CA 94928

Jerry Weiss
P. O. Box 7044
Cotati, CA 94931

Larry R. Williamson
Williamson Mortgage Company
P. O. Box 1667
Lafayette, CA 94549

Frank Wollas
Sonoma Grove: 44 Vanda
Rohnert Park, CA 94928

Chip Worthington
8080 Mitchell Avenue
Rohnert Park, CA 94928

Tim Wright
1010 Copeland Creek
Rohnert Park, CA 94928

Mindy Young
Sonoma Grove: 22 Barta
Rohnert Park, CA 94928

PROPOSITION 107 FACT SHEET

THE ROBERTI HOUSING AND HOMELESS BOND ACT

1. Purpose.

- To provide state funds to help local governments and local citizens and charitable organizations to address their affordable housing problems.

2. What does The Roberti Housing and Homeless Bond Act Do?

- Authorizes \$450 million in two general obligation bond issues for the state ballot in 1988 and 1990 to provide financing for a variety of housing programs for the homeless, the elderly, the handicapped, and families with children.

3. How Would the \$450 Million be Allocated?

- \$365 million for construction and rehabilitation of 31,200 affordable rental housing units for the elderly, the handicapped, working families, single parents, farmworkers, and others with special needs;
- \$50 million for 4,000 first time homebuyers to purchase a home;
- \$35 million for rehabilitation of 33,000 shelter and transitional housing beds for the homeless.

4. How Was Proposition 107 Developed?

- Proposition 107 was placed on the ballot as the result of Senate Bill 1692 and 1693, sponsored by Senate President pro tem David Roberti. The bills were developed by a diverse group of community organizations who worked with Senator Roberti to develop a comprehensive program addressing the homeless crisis. The bills authorized two bond issues, Proposition 84, providing for a \$300 million housing and homeless bond issue which was approved by the voters on the November 1988 ballot, and a similar \$150 million bond issue, Proposition 107, on the June 1990 ballot.

5. Administration of Funds.

- Funds are distributed at the city and county level to local governments, non-profit charitable and religious organizations, and private for-profit corporations. The housing is built or rehabilitated in accordance with local codes and standards, with an emphasis on the efficiency of the programs and their ability to meet local needs. The programs are overseen by the State Department of Housing and Community Development and the California Housing Finance Agency.

6. Who Benefits?

- Over 100,000 families, the homeless, and others who occupy the housing that is provided.
- Prop 84 and Prop 107 will leverage a total \$1.8 billion investment in housing, benefiting the economy.
- A more adequate housing supply will benefit all Californians, creating jobs and business expansion, helping businesses attract a diverse workforce, broadening the property tax base of local governments, reducing traffic congestion and improving air quality from having affordable housing located near jobs, and stabilizing declining neighborhoods.

7. Where to Get More Information?

- For information on Proposition 107 contact: The California Right to Housing Campaign, 2000 "O" St., Suite 230, Sacramento, CA 95814 or Sonoma County Housing Now, P.O. Box 4599 Santa Rosa, CA 95402 528-0941

HOUSING ELEMENT RECOMMENDATIONS

copy attached
to orig. 3/12/90
Minutes

Page Item

- 4.1 GOALS The following new goals should be added at the top of the list:
- The addition of more housing than that already approved and planned should not be allowed until we have fully provided the infrastructure needed to adequately service the existing population. (the proposed \$85 Million budget reportedly needed to bring the schools up to currently needed capacity is an example of current needs that must be handled before we add to our existing problems. We have allowed our increase in housing units to produce more elementary school students than our junior and senior high schools can hold at today's current population. No new population growth should be allowed until this situation is corrected.)
 - We should balance the current jobs-to-housing imbalance before any new housing development is approved. (66% of the over 4,000 survey responses asked for a better balance of jobs and housing).
- 4.1 GOALS The first goal stated should be re-written to say: Provide as many housing units as previously approved and planned prior to 1995. This and all future housing built should include a majority of "middle income homes" and a significant quantity of "Low income homes". (82% of the residents surveyed asked for more middle income homes. Our current shortage of low income homes and the need to balance out our proportions indicates a need for some percentage (like 20%) of all currently planned and future housing should be Low Income.)
- 4.1 GOALS The second goal should be deleted. It is not necessary hold specified land aside for housing at this time to await sewer capacity. It is up to future "thorough" General Plans to determine the best use for each undeveloped area of our city.
- 4.1 GOALS The third goal listed should be modified to say: Develop and maintain an "appropriate" balance between...jobs and housing... and should go on to specify that what is needed today and in the coming years covered by this 5-year plan is more jobs to balance the existing population and that more housing is not needed until a proper balance is reached. (66% of the over 4,000 residents surveyed asked for a better balance of jobs and housing.)
- 4.1 GOALS The last goal in the first column should be amended to specify that the student housing needs of SSU should be considered as a primary factor in whether or not to allow apartment to condo conversions. They should only be allowed if adequate rental housing exists for the coming year or years of projected student population.
- 4.2 #1 b. Delete the expressed "need". R.P. does not "need" to build the houses that ABAG projects.
- 4.3 Section 4.3 The last line of the section says the 1995 population of R.P will be 35,500. Is this correct? We have been told approximately 40,000, 38,500 etc. What is the real figure?

Page Item

- 4.5 Section 4.5 In both paragraphs, delete any references to "Needs" for housing as currently expressed by ABAG. These are ABAG's projections for where they see housing increasing around the Bay Area. Projections are not Needs. Substitute words such as proposed, projected or other more correctly used terms. (Let's save urgent words like "Needs" for issues vital to the existing community, like school capacity, reduced traffic congestion, bike paths, more jobs, and open space protection.)
- 4.5 Figure 4.2 Change heading "HOUSING NEEDS" to some other terminology.
- 4.9 - Delete the second paragraph in the right hand column. There is no reason to bring up 1980 conceptions of conditions in Sonoma Grove.
- Figure 4.5 Remove the box that represents Sonoma Grove as "dilapidated Units" along Camino Colegio
- 4.14 - In the left hand column, it refers to Water supplies as being adequate to serve any anticipated residential development, yet we are now asking for significant water increases from the county. This statement may be misleading in the text.
- 4.14 Section 4.10 Delete the first two paragraphs in this section. They were designed, I would guess, as part of the "friendly city" image that was developed to be friendly to developers so that they would come to the seed farm and build. We now have a desirable city that businesses want to build in so we do not need to cut corners on proper planning any more to achieve proper growth. What our residents want, and what the court recently required is that R.P. follow the laws to plan properly and do proper environmental impact reports to assure that development does not compromise the quality of life here. Those proper and legal processes take time to assure accuracy. Why should we advertize shortcuts that can only lead to more problems.
- 4.16 - 4.17 The last paragraph of 4.16 carrying into the first two on 4.17 should be amended to eliminate the "target" focus as if we had that target. It was only an ABAG projection, not a R.P. goal. Also, reference to the wastewater treatment plant capacity that "should be" completed by 1995 might be more realistically expressed as "may be completed somewhere in the future after 1995".
- 4.18 Section 4.13 The second paragraph is totally misleading and inaccurate. Solar Energy is productive in R.P. Ask Solar Electric, headquartered in R.P., or any of the Solar companies. We should be actively encouraging and promoting the use of both active and passive solar systems and adding financial incentives for businesses and homes that equip with solar energy equipment for hot water, building heat, or electrical production.
- 4.19 #7&8 Change "the City" to "Residents". Residents should now be deciding the ultimate size of our city, and it is the responsibility of residents to become involved in planning for our future.

Page Item

- 4.19 #9 Delete this item. It makes us sound like wimps.
- 4.19 #11 Eliminate the expression of "required action " and housing "needs". Our residents should have a voice in our future.
- 4.19 Add the following new item after Item #11:
- All available undeveloped land around SSU should be designated student housing, high density housing and low income housing to help provide for the housing needs of students. The "M" and "R" neighborhoods adjacent to the University should be designed to accommodate student housing. (SSU can construct on-campus housing for only 10% of its student population. The number of students should jump from 5,000 to 10,000 making daily trips to campus by 1995. Providing housing close to SSU will help reduce future traffic congestion and gridlock conditions.
- 4.20 #4 Delete. No planning for housing to be built after 1995 in this plan.
- 4.20 #12 Add the criteria that apartment to condo conversions can only be approved if SSU student housing is provided for in the current and coming (two to five) year(s).
- 4.20 #2 Change "M" and "R" section plans to fulfill student housing needs by zoning for student housing, high density and low income housing units.
- 4.21 #3,4,5 Delete all three items. It is not appropriate to tell a citizen's advisory committee what results they should produce. The next "thorough General Plan Update" should focus first on identifying more specifically and accurately what the current residents of R.P. want for the future of our city. If what the residents want is plans for more residential development and the extension of public services, it is up to the planners at that time to determine such goals, and the actions needed. It is not the right of this plan to dictate that result before the public will is accurately assessed.
- 4.22 #18 Again, add the criteria that SSU student housing be assured for the present and future years before allowing any apartment to condo conversions.
- 4.22 #20 Delete this item. Leave the "not-dilapidated" Sonoma Grove residential units in place.
- 4.22 #24 Delete this item. It is not R.P.'s business to build new cities around the county.
- 4.23 Add the following items to take the place of #24:
- The Community Development Agency of R.P. will make available funds for low interest loans to assist rehabilitation of ____ (number to be determined) travel trailer housing units in Sonoma Grove...(see items 7 & 8 on page 4.19 for added language.)

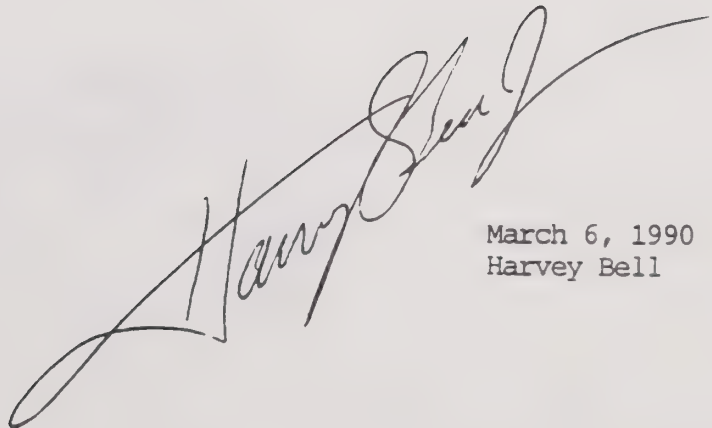
see p.4

March 6, 1990
Harvey Bell

4.23

Add the following new items:

- Increase the parking space allotment required for multi-family residential construction. (There appear to be more cars per family unit. More teenagers now have cars of their own. More children may be staying with their parents for more years after high school. More college students come to campus with cars. And more people have company over to visit (bringing more cars) than it appears to have been planned for. We may need a study to indicate the appropriate number of spaces needed and the frequency of visitors needing spaces for apartment dwellers in our spread out rural environment.)
- Maintain a three story height limit for buildings and a two story limit for housing units (to provide better safety and escape ability in earthquakes and fires.)
- Add representation of SSU to all Planning functions that could affect housing or businesses around or near the university.
- Add financial incentives for new construction (business, industry or residential) that includes solar energy equipment.

A large, stylized handwritten signature in black ink, which appears to read "Harvey Bell". The signature is written diagonally across the lower right portion of the page.

March 6, 1990
Harvey Bell



This editorial represents the views of station management and is intended to stimulate thought and discussion on matters of community interest. TV50 welcomes requests for time to reply for opposing viewpoints. This editorial is protected by copyright and may be reproduced with credit given to KFTY.

JAMES D. JOHNSON Executive Vice President
General Manager

RECEIVED

MAR 8 1990

BRAND NEW CITIES

Wed. March 7, 1990

CITY OF ROHNERT PARK

When Rohnert Park city manager Pete Callinan suggested early this year that a new city be built near the Sonoma/Marin county line, the public response was swift and outraged: How dare anyone suggest another city be added in Sonoma County?

Then I was surprised to hear that new towns are springing up all around California. There's Millerton in Fresno County; Rancho San Benito east of Gilroy; Lakeborough west of I-80 in Stanislaus County; a 6500 acre community south of Chico; A huge town west of Tracy in Alameda County; 35,000 homes and 24 million square feet of commercial-industrial space planned next year in Antelope Valley.

Then there's Oak Valley with a planned population of 40,000 people near San Bernardino; Menifee in Riverside County; Santa Nella just west of I-5 in Merced County; Tracy Hills--30,000 residents, 20,000 new jobs in San Joaquin County between I-580 and I-5; and a new community south of Sacramento called Laguna Creek Ranch.

Why build new cities? Because the booming population must have homes, and land and house prices are soaring in existing cities along with pollution, traffic, and punitive development fees.

Council Correspondence	X
Copy to ea. Councilman	X
Copy to CL	X
Copy to	
Copy to	

Friday, March 9, 1990
Rohnert Park-Cotati Clarion

General plan meeting in RP Monday

Hearings on Rohnert Park's general plan update will continue Monday with a discussion of housing, sure to be one of the more controversial sections.

The meeting begins at an earlier time, 6 p.m., with adjournment by 9, at City Hall, 6750 Commerce Blvd.

The City Council will begin the meeting by reviewing the changes they made last Tuesday to the traffic section of the plan and will then tackle housing.

Still to be discussed is conservation, open space, noise and safety before the amended plan goes back to the Planning Commission for review.

Planning Director Paul Skanchy said copies of the plan's environmental impact report should be available Tuesday from City Hall for \$5 each. Separate hearings on that report will take place in the near future.

E PUBLIC SPEAK

'Amazing' reversal

Editor: On Feb. 20 the Rohnert Park City Council started to review the city's draft General Plan.

After months of activity, during which a survey of citizens' opinions was completed, town meetings were held, a full-scale Planning Commission review was performed, and a judge's ruling handed down, it was heartening to observe the debate among council members on the size of Rohnert Park. Residents' pleas to control the rate of growth had obviously been heard.

It looks like the new General Plan will deal only with growth issues within the current city limits. It looks like any future annexations will only occur after a full General Plan amendment process with public participation. It could mean that annexation in the future will require a vote of the citizens of Rohnert Park. It could mean that any future General Plan update will be with the full advice of a citizens review committee, charged with soliciting input from all sectors of Rohnert Park.

All these blessings were denied us in the early months of 1989 by the City Council. It took a legal intervention and a judge's ruling to precipitate this amazing turnaround.

Given this great start in 1990, we must continue to follow the sometimes tedious process of testifying and commenting on the Draft General Plan and the Draft Environmental Impact Report to follow. Only in this way can we encourage the council to continue to follow the path of environmental and civic responsiveness they started down on Feb. 20.

JAKE & BARBARA MACKENZIE
Rohnert Park



APPENDIX XVI

**CITY COUNCIL
GENERAL PLAN MEETING**

March 19, 1990

energy, installation of water meters, and expansion of City recycling programs. The Mayor announced that additional comments regarding the last four elements could be made at the next meeting.

The City Council's review of the Housing element of the Draft General Plan continued on March 19, 1990. Invitations were sent to 161 individuals and a notice was published in the Clarion. The meeting began at 6:00 p.m. and was held at City Hall, 6750 Commerce Boulevard.

The Mayor opened the meeting and asked for additional comments regarding the Housing element. Topics discussed by members of the public included: Sonoma Grove, fair housing and housing discrimination, impact fees as they relate to provision of low cost housing, and housing assistance to public employees.

There being no further public comments, the City Council reviewed Chapter 4, Housing page by page. The Council made changes that would be included in the Final Draft of the General Plan. Upon completion of the Council's review of the Housing element, the Mayor asked for public comments regarding the Conservation, Open Space, Noise, and Safety elements.

Public comments regarding the last four elements addressed the following issues: traffic circulation and public safety at the Golf Course Drive/Commerce Drive/Wilfred Avenue intersection, pollution of water wells, hazardous materials, planting trees, fireplaces, the water table, water supplies, wastewater treatment and pumping capacities, expansion at SSU, water quality, septic systems in Canon Manor, air pollution, solar

ROHNERT PARK CITY COUNCIL
Adjourned Regular Meeting
Monday, March 19, 1990

AGENDA

6:00 p.m. Call to Order, Pledge of Allegiance
Roll Call (Cochran_Eck_Hopkins_Spiro_Hollingsworth_)

NOTE: If you wish to speak on an item under discussion by the Council which appears on this agenda, after receiving recognition from the Mayor, please walk to the rostrum and state your name and address for the record.

General Plan Review and Update

1. Review and amendment of Chapter 4, Housing
 - a) Public appearances - for public comment on Chapter 4
 - b) Council review and amendment
2. Review and amendment of Chapter 5, Conservation
 - a) Public appearances - for public comment on Chapter 5
 - b) Council review and amendment
3. Review and amendment of Chapter 6, Open Space
 - a) Public appearances - for public comment on Chapter 6
 - b) Council review and amendment
4. Review and amendment of Chapter 7, Noise
 - a) Public appearances - for public comment on Chapter 7
 - b) Council review and amendment
5. Review and amendment of Chapter 8, Safety
 - a) Public appearances - for public comment on Chapter 8
 - b) Council review and amendment

Miscellaneous staff reports (if any)

Other unscheduled public appearances

Adjournment no later than 9:00 p.m.

Rohnert Park City Council Minutes

March 19, 1990

GENERAL PLAN

Adj.Reg.Mtg.

The Council of the City of Rohnert Park met this date in adjourned regular session commencing at 6:00 p.m. in the City Offices, 6750 Commerce Boulevard, Rohnert Park, with Mayor Hollingsworth presiding. The regular session was preceded by a closed session which commenced at 5:45 p.m.

Call to Order

Mayor Hollingsworth called the adjourned regular session to order at approximately 6:34 p.m. and led the pledge of allegiance. He advised that a closed session commenced this evening at 5:45 p.m. to discuss litigation matters.

Roll Call

Present: (5) Council members Cochran, Hopkins, Spiro
and Hollingsworth

Absent: (0) None

Staff present for all or part of the meeting: City Manager Callinan, City Attorney Flitner, Director of Administrative Services/Assistant to City Manager Netter, Assistant to the City Manager Leivo, Planning Director Skanchy, and Director of Public Works/City Engineer Brust.

General Plan

Mayor Hollingsworth welcomed citizens to the City Council's public meeting regarding the General Plan. He said that at the previous meeting the Council listened to public comments regarding the Housing Element and tonight's meeting would begin with additional public comments. He asked members of the public to refrain from repeating something said at the last meeting.

BEGIN PUBLIC COMMENTS

Mayor Hollingsworth, at approximately 6:35 p.m., asked if there was anyone in the audience wishing to give additional comments regarding Chapter 4, Housing.

Linda Branscomb, 21 Anne Way, said she represented residents of Sonoma Grove. She provided Council with corrected copies of letter dated March 14, 1990 requesting the Council's to protect the existence of Sonoma Grove for at least five years and shared the contents therein (copy attached to original set of these minutes). She concluded that the property owner was in agreement to this request.

Discussion followed regarding zoning and/or including a statement in the General Plan designed to protect Sonoma Grove.

The City Attorney said that if Council desires to change the zoning of this property, the zone change process would have to be followed. The Council can legally change the zoning.

Mayor Hollingsworth said Sonoma Grove's request would be considered during Council's deliberation.

David Mochel, 4405 Hollingsworth Circle, recommended deletion of "income" as a basis of discrimination from the paragraph on page 4.1, column 2. The statement added at the bottom of page 4.6, column 1 to "consider adoption of a property maintenance ordinance" is unnecessary since there is not a high degree of need in the City. Until such time as the need is revealed, he recommended deleting the paragraph on page 4.6, column 2, regarding housing discrimination complaints. It is hard to believe in this day and age that the public is not aware of what constitutes housing discrimination. He recommended deletion of the statement on page 4.23, column 1, "The treated wastewater can be consumed by humans." We should forego the reference to impact fees on Page 4.26, column 2 and insert an additional statement indicating that since most Rohnert Park homeowners already pay a high proportion of their incomes for their housing, it is unrealistic to expect them to subsidize others. It would be a unreasonable burden on them. Delete the added statement on page 4.39, item 3 regarding the approximate number of housing units and acres. Do not add the statement on page 4.40, item 11, regarding the establishment of a deferred loan program to help public employees purchase housing. Why should they get special treatment. This General Plan should not be committing to anything after 1995, therefore the added statement on page 4.40, item 17, "to obtain financing for certain housing projects to be undertaken after 1995" should be removed. This also applies to page 4.40, item 19 and page 4.41, item 31. Lastly, remove the added statement on page 4.42, item 34 because the need for an equal housing opportunity program in this area had not been shown.

Alexis Tellis, owner of Sonoma Grove, said that: 1) the reference to Sonoma Grove being "dilapidated" in the General Plan should be removed, and 2) when, and if, Sonoma Grove is replaced, it should be replaced with something compatible and affordable.

CLOSE PUBLIC COMMENTS

There being no one further desiring to speak on the Housing Element, Mayor Hollingsworth closed the public meeting at approximately 6:55 p.m.

Mayor Hollingsworth asked if there were any comments from staff or Council regarding the Housing Element.

Discussion followed regarding the following:

1. The added statement on page 4.1 referencing income as a basis of discrimination was standard language copied from the State guidelines and should be left in the Housing Element.
2. The "homeless" goal on page 4.1, column 1 should reflect a commitment to eliminate, not simply minimize homelessness.
3. There should be a goal added promoting communities throughout the region to accept their fair share of housing.

4. The statement made on page 4.2, item 3, and referenced again on page 4.5, column 2, regarding a quote from "ABAG, Housing Needs Determinations, 1989, p. 82)" that "49 percent of low income owners overpay and 81 percent of low income renters overpay", is a substantiated fact.
5. Reference was made to page 4.3, item 6, column 1 stating that "lack of complete plumbing only exists in the Sonoma Grove travel trailer park, where common bath facilities are provided". Staff responded that this could be rephrased and would examine all references to Sonoma Grove in light of previous Council direction.
6. State law stipulates that housing elements must address how cities intend to meet housing need allocations made by regional planning agencies. In order to receive Housing Element certification from the State Department of Housing and Community Development, the Association of Bay Area Governments (ABAG) housing need determinations must be addressed. Given the wastewater treatment capacity constraint, Rohnert Park will not be able to meet the ABAG housing need determination for the next five years. The draft housing elements indicates that the City cannot meet the determination because of health related issues beyond its immediate control, as defined in State law. The Council directed staff to clearly indicate ABAG housing need determinations instead of using the terms "housing demand" and "housing need."
7. On Page 4.6, column 1, in the last paragraph, regarding "the deterioration of older housing units, etc.", the enforcement of rehabilitation language should be more vigorous. The reference to "adults" in should be changed to "senior citizens".
8. On Page 4.6, column 2, the review of the 1983 housing element was included at the suggestion of State Housing and Community Development staff.
9. State and federal housing assistance programs were discussed. Use of the 20 percent housing set aside of Community Development Agency (CDA) funds for low income housing was clarified. The Council discussed other housing assistance programs including inclusionary zoning and "in lieu of" fees. Confirmation was given that projects where the City has requires a 20 percent set aside for low income households should be acknowledged in the housing element.
10. It should be made clear that the "Population Trends" Figure 4.1 on page 4.7 takes into account wastewater treatment limits.
11. On Page 4.8, column 2, regarding limited waste water treatment capacity should be so stated to make clear that wastewater treatment capacity has been reserved for industrial and commercial development.
12. On Page 4.9, column 2, the reference to declining houshold size in the nation and San Francisco Bay area should be replaced with a reference just to declining household size in Rohnert Park.
13. On page 4.16, the top of 1st column, remove the word "dilapidated" from the language referring to the maintenance of mobile home parks.
14. On page 4.23, column 1, remove the reference that "treated wastewater can be consumed by humans". Point out that the treated wastewater is safe for use on landscape irrigation.

15. On page 4.23, it was pointed out that the wastewater treatment capacities were based on the 1988 wastewater flow. The Council instructed the City Manager to meet with owners of residentially owned properties and determine, if more than 811 units were to be constructed, how the additional building permits would be allocated among the different property owners. The City Manager should report the results of his meetings to the Council.

16. On Page 4.24 - the reference to "elderly" in the center of column 1, should state "senior citizens" to be consistent.

17. On Page 4.25 - it was decided to underline "The City must seek guarantees that affordable housing will result from its relaxing of standards and reducing costs." It was noted that the reduction of housing lot sizes that did not result in price reductions.

18. On Page 4.26, column 2 - City staff indicated that the analysis of fees was intended to indicate that there would be an additional cost burden to other property owners if fees were waived for affordable housing projects.

19. On Page 4.27, section 4.12 - Potential Conversion of Assisted Housing - it was confirmed that State law will require cities to address conversion of affordable housing projects by January 1, 1992. There is one such project in Rohnert Park as indicated in the draft.

20. The need for student housing was reviewed.

21. On Page 4.37, column 1 the Council asked that the energy conservation section be revised to reflect opportunities for solar systems and to discuss the use of efficient wood burning stoves (rather than inefficient fire places).

22. On Page 4.38, column 1, top of page - the Council agreed to change the condominium conversion vacancy rate standard from 10 percent to five percent. Council members discussed the pending condominium conversion case. Responding to a question, the City Attorney noted that the General Plan had not been adopted and therefore the vacancy standards in the current General Plan apply to the pending case. The Planning Director confirmed that the adopted General Plan lists a vacancy rate standard of 5 percent.

23. On Page 4.39 - it was noted that the proposals to study sites for development of new housing were added because of a specific request by State Housing and Community Development staff. The Council discussed striking items 3, 4, and 5 because they refer to lands outside the City limits but City staff advised that to do so would conflict with the State staff review. The State staff specifically referenced the law which requires cities to identify future residential building sites. The Council noted that the language only mandates an investigation of sites.

24. The Council discussed the new City idea and asked staff to incorporate the language used in the Land Use element.

25. On Page 4.40 the Council decided that the employee housing loan program should apply to just City employees and that the statement should just propose a program rather than a "loan program."

26. On Page 4.41 the Council agreed to change wording in item 20 to "vigorously pursue placing utility wires underground." The Council asked staff to invite Sil Cincera of P.G.& E. to come to the next Council meeting and explain possible sources of funding.

27. On Page 4.42, item 33, the Council decided to include the 5 percent vacancy standard regarding conversions of apartments to condominiums and cooperatives.

28. The schedule of actions on Pages 4.43 and 4.44 should be amended to be consistent with the changes made by the Council.

RECESS

Mayor Hollingsworth declared a recess at approximately 8:14 p.m.

RECONVENE

Mayor Hollingsworth reconvened the Council meeting at approximately 8:22 p.m. with all Council members present. He advised that the Council will listen to public comments on the remaining four elements tonight until 9:00 p.m. and public comments on the remaining four elements also will be heard at the next General Plan meeting on Monday, March 26, 1990 at 6:00 p.m.

BEGIN PUBLIC COMMENTS

Mayor Hollingsworth, at approximately 9:25 p.m., asked if there was anyone in the audience wishing to give public comments regarding the next four elements; Chapter 5, Conservation; Chapter 6, Open Space; Chapter 7, Noise; and Chapter 8, Safety.

James M. Clark, 80 Walnut Circle, said the Open Space element should include a proposal to create a cemetery.

David Mochel, 4405 Hollingsworth Circle, referred to a previous letter he had written to Council regarding traffic circulation. There have been no comments regarding the concerns he expressed relating to public safety at the intersection of Golf Course Drive and Wilfred Avenue. It is already the worst one in the City. The level of service is below standard and will be even lower when that area is

developed. It was designed as a little country intersection and not intended for the heavy traffic that now uses the intersection. The plan does not anticipate any improvements except to put up street lights which will only slow down the traffic flow with more stops. This will will raise the frustration level of drivers, cause congestion, and add to air pollution. There should be a temporary moratorium on future development around that intersection until improvements are made.

George Horwedel, 7669 Camino Colegio, said there was nothing in the Conservation element about how the City will control pollution. If there were a severe drought or contaminated wells, how could water conservation be encouraged without meters to keep tabs on use. There should be no hazardous developments around well sites. He proposed an additional implementation measure: set up a program with Junior High and High Schools to grow trees such as redwoods that would planted in green belt areas and could also be harvested for profit.

Jake MacKenzie, 1536 Gladstone Way, said the fireplace issue could fit into section 5.7 - Air Quality. Some documentation should be added regarding the height of the water table. It should be made clear that there is not a concern about a dropping water table. There should be additional wastewater data in the Conservation Element including the information in the Draft EIR to be consistent. Also, the 1989 data should be added to figure 5.9. The numbers indicate that we are applying for too much water and wastewater treatment capacity for a population of 40,000. There needs to be fuller explanations if these numbers are not based on more growth. There needs to be a fuller explanation of the reasons to increase wastewater pumping capacity. There should be a description of how the City would address an expansion at SSU.

Harvey Bell, 700 Lindsay Avenue, said he was only prepared to present comments regarding the Conservation element. He referred to a printed statement dated March 19, 1990 regarding Conservation Element Recommendations and shared the contents therein (copy attached to original set of these minutes).

Charlie Artman, 25 Alexis, Sonoma Grove, said Rohnert Park is a pleasant place to live and will be confronted with various development pressures in the future. We must be set in our resolve to stick to our principles. Population should be concentrated in the cities so open space can be retained. There were some outsiders with proposals to do away with rent control. He congratulated the Council for making it unattractive for this type of effort. A strong emphasis should be placed on bike paths and the development of a rail system between here and San Francisco. It is necessary to go around a median when pulling out of the parking lot at his church. He recommended putting in a crossing for safety reasons.

CLOSE PUBLIC COMMENTS

There being no one further desiring to speak, Mayor Hollingsworth closed the public meeting at approximately 9:15 p.m. and said the Council will continue to listen to public comments on these elements next Monday, March 26 at 6:00 p.m.

City Manager Callinan explained that copies had been provided to the Council of the schedule for the Gala Opening of the Performing Arts Center. He asked for Council's review and approval to enable staff to proceed with printing and distribution of the invitations. There being no objectives, the schedule was approved.

City Manager Callinan referred to a letter prepared for Mayor's signature regarding the endowment campaign for the Performing Arts Center. Mayor Hollingsworth directed staff to develop appropriate letterhead stationery for such uses.

Council agreed that naming the theatre was not necessary for the endowment campaign letter and recommended to keep it open for a while.

City Manager Callinan reported that a volunteer coordinator had been selected for the Performing Arts Center and 88 citizens responded to the first call for volunteers.

ADJOURNMENT

There being no further business, Mayor Hollingsworth adjourned the public meeting for the General Plan at approximately 9:22 p.m. to be continued on March 26, 1990 at 6:00 p.m.

Deputy City Clerk

Mayor

«DATA Address List-03/19/90»

March 15, 1990

«nameaddress»

Dear «lastname»:

The next City Council meetings regarding the General Plan will be held at 6:00 p.m. on Monday, March 19, and at 6:00 p.m. on Monday, March 26, 1990, at City Hall, 6750 Commerce Boulevard. Please join us for these important meetings.

During the special meeting held last Monday night, the City Council asked that the public receive a draft Housing element which incorporates changes suggested by the state (enclosed).

At the meeting on March 19, the Council will briefly listen to any further public comments on the Housing element and make amendments. If time permits, the Council may consider the Conservation, Open Space, Noise, and Safety elements. The Council will continue to hear public comment and review the remaining elements at its March 26 meeting.

I hope this keeps you up to date regarding the incorporation of public comments and Council review of the General Plan.

Sincerely,

CITY OF ROHNERT PARK

Carl Eric Leivo
Assistant to the City Manager

CEL:dt

Enclosure

Scott Ahrens
5101 Hacienda Court
Rohnert Park, CA 94928

Norah Alford
101 Enterprise, #75
Rohnert Park, CA 94928

Tom Anderson
534 LaCrosse Court
Rohnert Park, CA 94928

Jim Angelo
5785 Dolores
Rohnert Park, CA 94928

Henry Arian
4567 Harbor Lane
Rohnert Park, CA 94928

Marcelle Arian
4567 Harbor Lane
Rohnert Park, CA 94928

Charlie (Brown) Artman
Sonoma Grove: 25 Alexis
7450 Cristobal Way
Rohnert Park, CA 94928-3566

Frank Ball
513 Oak Lake Avenue
Santa Rosa, CA 95409

Anella Barbour
7367 Belita Avenue
Rohnert Park, CA 94928

Evelyn R. Beauchamp
1117 Cielo Circle
Rohnert Park, CA 94928

Harvey Bell
700 Lindsay Avenue
Rohnert Park, CA 94928

Henry Bills
1161 San Antonio
Rohnert Park, CA 94928

Ray Biloplavek
815 Corti Aziel
Rohnert Park, CA 94928

Teresa Bowden
1701 East Cotati Avenue
Box 9019
Rohnert Park, CA 94928

Joseph Boyle
1372 Mattice Lane
Rohnert Park, CA 94928

Linda Branscomb
21 Anne
Rohnert Park, CA 94928

Mrs. Raymond A. Brooks
P. O. Box 1173
Rohnert Park, CA 94927-1173

Janice Brown
4438 Hollingsworth Circle
Rohnert Park, CA 94928

Leff Brown
4438 Hollingsworth Circle
Rohnert Park, CA 94928

Clifton Buck-Kauffman
1039 Madrone Avenue
Cotati, CA 94931

Thomas Brenton Burrell
6189 San Mateo Court
Rohnert Park, CA 94928

Marion Burrell
6189 San Mateo Court
Rohnert Park, CA 94928

Patricia Cantú
#2 Alexis
Rohnert Park, CA 94928

T. Robert Cato
6197 Santa Clara Place
Rohnert Park, CA 94928

James Christian
1300 North Dutton, Suite 106
Santa Rosa, CA 95401

Frank M. Christmas
7380 Circle Drive
Rohnert Park, CA 94928

James M. Clark
80 Walnut Circle
Rohnert Park, CA 94928

Gregory R. Conklin
6079 Darleen Court
Rohnert Park, CA 94928

Dixie Conway
5680 Daniel Drive
Rohnert Park, CA 94928

Patricia M. Costello
430 Santa Barbara Drive
Rohnert Park, CA 94928

Consuelo Couley
6179 San Bruno Court
Rohnert Park, CA 94928

Julia D'Addario-Ahrens
5101 Hacienda Court
Rohnert Park, CA 94928

Tim Danesi
6400 Meadow Pines Avenue
Rohnert Park, CA 94928

Robert Davig
53 Varda Street
Rohnert Park, CA 94928

Bambi Dennett
5349 Daniel Drive
Rohnert Park, CA 94928

Rick Dennett
5349 Daniel Drive
Rohnert Park, CA 94928

Barry Eisenberg
Sonoma Grove: 27 Alexis
Rohnert Park, CA 94928

Betty Ferra
433 Ava Avenue
Rohnert Park, CA 94928

Tony Ferra
433 Ava Avenue
Rohnert Park, CA 94928

Louise Field,
40 Anne Avenue
Rohnert Park, CA 94928

Tracy Fields
742 Racquet Club Court
Rohnert Park, CA 94928

Richard Forrest
1339 Megan Place
Rohnert Park, CA 94928

Betty Fredericks
242 Alden Avenue
Rohnert Park, CA 94928

Denny C. Freeman, DC
340 Raley's Towne Centre
Rohnert Park, CA 94928

Margaret Fuller
5730 Davis Circle
Rohnert Park, CA 94928

Dawna Gallagher
7342 Rasmussen Way
Rohnert Park, CA 94928

Thomas J. Gallagher
7342 Rasmussen Way
Rohnert Park, CA 94928

Harlan Gates
5730 Davis Circle
Rohnert Park, CA 94928

Sandra L. Geary
1422 Montana
Rohnert Park, CA 94928

George Geister
5715 Davis Circle
Rohnert Park, CA 94928

John Giertz
455 Alta Avenue
Rohnert Park, CA 94928

Frank Gilman
85 Alma Avenue
Rohnert Park, CA 94928

Homer Goodwin
41 Yaurel Court
Rohnert Park, CA 94928

Pilar Goodwin
41 Yaurel Court
Rohnert Park, CA 94928

Mike Gragg
7408 Brenda Way
Rohnert Park, CA 94928

Flo Gresty
4507 Fairway Drive
Rohnert Park, CA 94928

Gerald Griffin
1514 Garfield Court
Rohnert Park, CA 94928

Alfred Haggerty
167 Fescue Way
Rohnert Park, CA 94928

Laura Hamilton
8025 Beverly Drive, #301
Rohnert Park, CA 94928

Robert Harkary
6495 Bennet Valley Road
Santa Rosa, CA 95404

Craig Harrington
1936 Spring Street
Healdsburg, CA 95448

Ron Harris
333 Enterprise, #29
Rohnert Park, CA 94928

Hertzel Harrison
4413 Hamlet
Rohnert Park, CA 94928

E. Heison
915 Dorine Avenue
Rohnert Park, CA 94928

Linda Henderson
1433 Magnolia Avenue
Rohnert Park, CA 94928

Molly Herman
4855 Synder Lane, Apt. 382
Rohnert Park, CA 94928

John Hoobler
7102 Adrian Drive
Rohnert Park, CA 94928

Marjorie Jean Hoobler
7102 Adrian Drive
Rohnert Park, CA 94928

George Horwedel
7669 Camino Colegio
Rohnert Park, CA 94928

Robert Intersimone
4310 Fairway
Rohnert Park, CA 94928

Ralph Jones
5309 Country Club Drive
Rohnert Park, CA 94928

Catherine Isett
1435 Muir Place
Rohnert Park, CA 94928

Rick Kaufman
1520 Holly Avenue
Rohnert Park, CA 94928

Mrs. W. B. Kery
4750 Country Club
Rohnert Park, CA 94928

Karl Kim
217 Fauna Avenue
Rohnert Park, CA 94928

Jerry Kohler
371 Bonnie Court
Rohnert Park, CA 94928

Lewis J. Kuehm
1406 Gregory Court
Rohnert Park, CA 94928

Jeff Leon
4 Embarcadero Center, #1400
San Francisco, CA 94111

Joseph Louvar
912 Edna Court
Rohnert Park, CA 94928

Theresa J. Louvar
912 Edna Court
Rohnert Park, CA 94928

Rick Luttmann
917 Dokine Avenue
Rohnert Park, CA 94928

Alvin Reed Lyle
4536 Fairway Drive
Rohnert Park, CA 94928

Cathe Lynch
8201 Camino Colegio, #90
Rohnert Park, CA 94928

Barbara MacKenzie
1536 Gladstone Way
Rohnert Park, CA 94928

Jake MacKenzie
1536 Gladstone Way
Rohnert Park, CA 94928

Ed Maness
963 Ellen Court
Rohnert Park, CA 94928

Jim Manion
439 Ava Avenue
Rohnert Park, CA 94928

Brian Marshall
1444 Warrington Road
Santa Rosa, CA 95404

Alici E. McAdams
16 Alexis
Rohnert Park, CA 94928

Alvin B. McArdle
18 Circulo Lujo
Rohnert Park, CA 94928

Dennis G. McCormack
1431 Jasmine Circle
Rohnert Park, CA 94928

Ray McKenzie
7729 Montero Drive
Rohnert Park, CA 94928

James Michener
1312 Gold Way
Rohnert Park, CA 94928

Dave Mochel
4405 Hollingsworth
Rohnert Park, CA 94928

Linda Morand
5297 Eunice Street
Rohnert Park, CA 94928

Paul Morand
5297 Eunice Street
Rohnert Park, CA 94928

Lee Neuerburg
7621 Beverly Drive
Rohnert Park, CA 94928

Ron Neuerburg
7621 Beverly Drive
Rohnert Park, CA 94928

Edward O'Brien
1525 Holly Avenue 1
Rohnert Park, CA 94928

Marjorie O'Brien
1525 Holly Avenue 1
Rohnert Park, CA 94928

Patrick O'Connell
8459 Liberty Avenue
Rohnert Park, CA 94928

Kevin Otten
328 Allan Avenue
Rohnert Park, CA 94928

Charmaine Padilla
252 Fig Ct.
Rohnert Park, CA 94928

Linda R. Park
1265 Camino Coronado
Rohnert Park, CA 94928

Darryl Parkinson
1373 Parkway
Rohnert Park, CA 94928

Lynn Phillips, Jr.
P. O. Box 1412
Rohnert Park, CA 94927

Robert Powell
952 Hawthorne Circle
Rohnert Park, CA 94928

Karyn Pulley
6390 San Rafael Court
Rohnert Park, CA 94928

Monique Purkett
64 Francis Circle
Rohnert Park, CA 94928

S. Purkett
64 Francis Circle
Rohnert Park, CA 94928

Richard J. Radtke
6188 San Ramon Place
Rohnert Park, CA 94928

Herbert Ray
1383 Middlebrook Way
Rohnert Park, CA 94928

Reji Ray
1383 Middlebrook Way
Rohnert Park, CA 94928

James E. Redding
7147 Barbi Lane
Rohnert Park, CA 94928

Beth Robertson
4722 Fairway Drive
Rohnert Park, CA 94928

Jimmie Rogers
101 Golf Course Drive
Rohnert Park, CA 94928

Joyce Rogers
101 Golf Course Drive
Rohnert Park, CA 94928

David Rostov
39 Walnut Circle
Rohnert Park, CA 94928

Athena Rushka
4867 Canyon Drive
Santa Rosa, CA 95409

Cecelia Russell
1550 Parkway Drive
Rohnert Park, CA 94928

Lon Russell
1550 Parkway Drive
Rohnert Park, CA 94928

Gene Schwarz
26 Freedom Place
Rohnert Park, CA 94928

Lisa Schwarz
26 Freedom Place
Rohnert Park, CA 94928

Calvin Scollon
101 Enterprise Drive, #142
Rohnert Park, CA 94928

Coralia Serafim
761 Lincoln Avenue
Rohnert Park, CA 94928

Rhonda Shawner
7592 Beverly Drive
Rohnert Park, CA 94928

Ted Shimkowski
614 Holly Avenue
Rohnert Park, CA 94928

Suzanne Shriver
7333 Cornell Avenue
Rohnert Park, CA 94928

John Sime
2 Las Casitas Drive
Rohnert Park, CA 94928

Elizabeth Smalarz
1541 Genesis Court
Rohnert Park, CA 94928

Bruce Smith
4501 Heath Circle
Rohnert Park, CA 94928

Spring Songbird
1333 Gold Way
Rohnert Park, CA 94928

Monse Speer
699 Lincoln Avenue
Rohnert Park, CA 94928

Pam Stafford
5793 Dexter Circle
Rohnert Park, CA 94928

Allen Stansbury
P. O. Box 1727
Rohnert Park, CA 94928

Georgia Clark Stevens
101 Enterprise Drive #99
Rohnert Park, CA 94928

Jeanne Stratford
7789 Montero Drive
Rohnert Park, CA 94928

John R. Stratford
7789 Montero Drive
Rohnert Park, CA 94928

Whitey Stratton
875 Holly Avenue
Rohnert Park, CA 94928

Paul Stutrud
712 Hudis Street
Rohnert Park, CA 94928

Kristin Swanson
7075 Adele Avenue
Rohnert Park, CA 94928

Dennis Tatman
1774 Santa Cruz Way
Rohnert Park, CA 94928

Alexis Tellis
505 Sansome Street, #1502
San Francisco, CA 94111

Mike Terwilliger
1165 Santa Cruz Way
Rohnert Park, CA 94928

A. Scott Thimann
1481 Parkway Drive
Rohnert Park, CA 94928

Renée Thimann
1481 Parkway Drive
Rohnert Park, CA 94928

James B. Thomas
4405 Hamlet Court
Rohnert Park, CA 94928

James Thompson
4300 Gloria Court
Rohnert Park, CA 94928

Mrs. James Thompson
4300 Gloria Court
Rohnert Park, CA 94928

Michael Tippet
31 Alexis
Rohnert Park, CA 94928

Helen M. Todd
961 Santa Cruz Way
Rohnert Park, CA 94928

Jay Todd
961 Santa Cruz Way
Rohnert Park, CA 94928

Dale Trowbridge
6039 Elsa Avenue
Rohnert Park, CA 94928

John Unguren
4380 Fairway Drive
Rohnert Park, CA 94928

David Van Nuys
6189 San Bruno Court
Rohnert Park, CA 94928

Jerry Weiss
P. O. Box 7044
Cotati, CA 94931

Larry R. Williamson
Williamson Mortgage Company
P. O. Box 1667
Lafayette, CA 94549

Frank Wollas
Sonoma Grove: 44 Vanda
Rohnert Park, CA 94928

Chip Worthington
8080 Mitchell Avenue
Rohnert Park, CA 94928

Tim Wright
1010 Copeland Creek
Rohnert Park, CA 94928

Mindy Young
Sonoma Grove: 22 Barta
Rohnert Park, CA 94928

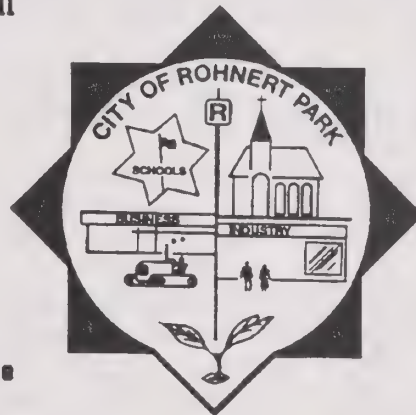
★ ★ GENERAL PLAN MEETINGS ★ ★
March 19 and 26, 1990
Rohnert Park City Hall

The Rohnert Park City Council will conduct General Plan Meetings on Monday, March 19, 1990, at 6:00 p.m. and on Monday, March 26, 1990, at 6:00 p.m. Both meetings will be in the City Council Chambers at 6750 Commerce Boulevard.

The Council will hear public comment and make amendments to the Housing element during the first meeting. After review of the Housing element, the Council will listen to public comments on the Conservation, Open Space, Noise, and Safety elements.

1990
ROHNERT PARK
GENERAL PLAN
MEETINGS

MONDAY,
MARCH 19
6:00 P.M.
and
MONDAY,
MARCH 26
6:00 P.M.
CITY HALL
6750 Commerce
Boulevard
Council
Chambers



CONSERVATION ELEMENT RECOMMENDATIONS

Page Item

- 5.4 A recent water sample test result was included in the March, 1990 City Newsletter. No explanation was given for the notation N.D., which appears often in the data. Also, no explanation was noted regarding the less than ideal taste of our water. One member of Concerned Citizens placed 3 filter units on his incoming water line and must change them every other month or more often to eliminate excessive particulate matter that they otherwise would be drinking. Do we test for that problem?
- 5.5 Figure 5.4 Could we add some average ranges of water usage for cities near us that have individual water meters on houses and businesses?
- 5.5 Add discussion about potential contamination from manufacturing discharge of high technology companies like Hewlett Packard.
- Add discussion about seepage from septic systems in Cannon Manor into nearby well water sources.
- Can we show a comparison of our water quality to New York City tap water, which reportedly is one of the best for major metropolitan areas.
- 5.11 Why do we plan to double our water pumping capacity in a general plan for a city of 40,000 which is already around 35,000?
- 5.12 Section 5.7 By what standards is "relatively few days of polluted air" an accurate statement. This paragraph appears misleading as many residents have expressed concern about the number of days of "beige sky" every year. How limited is temperature inversion? How many days per year and how has the severity changed over the past years.
- 5.13 Section 5.8 Item #5 Change to "Insure and Improve" safe drinking water for residents of R.P.
- 5.13 #12 & 13 See note on page 2
- 5.14 Add the following new items:
- Encourage the installation of Solar Energy (passive and active) in all new construction including financial incentives.
 - Create a plan to eliminate either the septic systems in Cannon Manor or the use of water from wells in any are that could become contaminated by those systems.
 - Require individual site water metering for all new construction, (business, commercial, industrial and residential).
 - Develop a Hazardous Waste education and collection program to be implimented within 1-year. (Almost 88% of 4000+ surveyed agree)
 - Publish existing levels or volumes of toxins emitted by local businesses and industries and discarded in solid and liquid waste by households. Plan and conduct studies to obtain the needed data.

CONSERVATION ELEMENT RECOMMENDATIONS

Page Item

5.14 Recommended new items to be added (continued):

- Publish the average family water usage
- Prepare and publish a comparison of water usage in metered to non-metered usage.
- Prepare and publish a study of the number of "beige air" days and inversion layer days.
- Prepare and publish a study to determine the cost to retro-fit all Rohnert Park homes and buildings with water meters including the anticipated water savings and the potential break-even point where that expense might be paid for in reduced water costs. Include an evaluation of innovative and creative financing plans. Also include the estimated cost of the 13.0 million gallon capacity pumping station that is on page 5.11 to allow a comparison of the cost to continue extravagant water usage versus the cost to have people "pay-as-they-use" water more efficiently.
- 75% of the 4000+ survey respondents agreed that the City should do more to encourage water conservation.
- 80% of survey respondents will use the new recycling program. Did we give plastic boxes to apartment dwellers to help them sort and carry recyclables to an apartment complex collection area?

5.13 #12 & 13 Provide in this 5-year plan only for sewage treatment capacity and water supply for the city of 40,000 that this plan defines.

*Attchd: Original Petition Signature
(Copy of letter only attached
to original 3/14/90 Minute)*

Honorable Arthur Hollingsworth
Mayor of the City of Rohnert Park
City Hall
Rohnert Park, CA 94928

March 15, 1990

Dear Mr. Hollingsworth,

Once again may we extend our thanks to the Rohnert Park City Council for its action in support of Sonoma Grove at your meeting of February 20, 1990. At that meeting you were kind enough to listen to our designated speaker, Ms Linda Branscomb, and accepted into the record the transcript of her presentation, (see attached copy) along with nearly fifty requests for a change in the Draft General Plan to delete Section 20 appearing on page 4.22

Also at that meeting Alexis Tellis, the owner of the park, listened to our presentation and publicly enumerated a number of points in the Draft General Plan which bore revision, seemingly in support of extending the life of the Grove at least for the period covered by the now being revised Draft General Plan. For example a special rescheduling of the meeting was granted for the express purpose of hearing our request that Section 20 page 4.22 be deleted to "save the Grove." Funds for rehabilitation of the trailers was discussed. It was even mentioned without objection that it may be Mr Tellis's heirs who finally allow it to be torn down after his death.

However, Mr. Tellis has privately submitted the somewhat contradictory letter (see attached copy) on behalf of Octagon Company received by yourselves on March 8, 1990. In keeping with the thrust of the public meeting the letter requests that the status of the Trailer Park be converted from temporary to "legal non-conforming use". However the letter also requests that the Section that was deleted by unanimous vote of the Council at the public meeting and "saved the Grove" be replaced by language that would ammend the general plan to allow the Grove to be torn down and replace it with ultra-high density student housing without benefit of open space.

Tearing down the Grove would destroy a virtual green belt of trees, shrubs and grassy open space area. It would destroy the low cost housing alternative that the Grove provides and destroy the unique community that exists here; It would disrupt or end the educational opportunities for a large group of people and displace approximately 150 households.

We again request that instead of such a drastic measure as destroying this community, that Sonoma Grove be allowed to remain in it's present form, at least for the period covered by the five year general plan being revised, and that rehabilitation funds be made available to private owners of Trailers located in the park as was discussed at the Feb. 20 meeting.

Enclosed with this letter, please find suggested changes for your consideration.

Sincerely,

Date: March 15, 1990

From: Residents of Sonoma Grove

To: Rohnert Park City Council

Subj: Suggested revisions to the Draft General Plan affecting Sonoma Grove

Copies: City Manager, Assistant to the City Manager, Planning Director

[note: ~~"Strike overs"~~ are words to be omitted; bold underlined are words to be added.]

As discussed in Sections 2.6, 4. 15, and elsewhere in this General Plan, ~~Planning~~ planning in Rohnert Park, particularly during the next five years, should take into account the housing needs of Sonoma State students, faculty and staff as well as impacts on community facilities and services. City recognizes the existance of the Sonoma Grove Trailer Park as a legal non-conforming-use and acknowledges the housing need it serves, a need primarily generated by its proximity to Sonoma State University.

I support the attached letter requesting a change from ^{or} temporary use to legal non-conforming status for Sonoma Grove Trailer Park.

Laura Reichardt

Kate Hughes

Mike Fissett

Wendy Miller

Robert J. Davis

Joe Z. Smith

Jim Gleaves

Pamela M. Ashland

Will Hulse

Angela Werner

23 Anne

Jenni S. Walker

Paul Smith

Richard Peterson

Francis Moran

Amanda Timson

Julie A. Strong-Senn

Jeff Williams

45 Anne

Barbara Grace

Linda J. Rohl

Lawrence Coddle

Luft Jensen

Christina Fyke

Patricia Barrow

36 Anne

I support the attached letter requesting a change from temporary use to legal non-conforming status for Sonoma Grove Trailer Park.

Cassandra Sweet 62 Varda St., Sonoma Grove

Aaron Muelberg 67 Varda St., Sonoma Grove

Julie Annan 2 Varda S.G.

Theresa 57 Varda - S.G.

Drazio Spadaro 71 Varda, S.G.

James Fournier 60 Varda S.G.

Shirley Miller 7750 ISABEL DR, COSTA 94931

Derek Jennings 4935 Grange Rd. S.R. 95404

William Hector 7450 CRISTOBAL (SPACE 33 ANNE)
RP, CA 94928

John G. Gutter 3211 W.

Harvey Davis 55 Varda

Charlie (Crown) Artman 25 Alexis 795-2942

SG, RP, 94928-3546

Richard J. Olsen 40 Varda, Sonoma Group
Rohmert Park (CA 94928)

I support the attached letter requesting a change from temporary^{of} use to legal non-conforming status for Sonoma Grove Trailer Park.

Helen E. McAdams

Barrie Lucas

Jim Vandal 713 Liberty Ct. R.P.

~~Dianna L. Linder~~ 136 Loadstone Ct. R.P.

Thayer & Morten

Nelson B. Thompson

Michael Kisser

Robert W. Lindstrom 20 Alexis

Ellen Meyer 22 Alexis

Dan J. Grant 22 Alexis

Edward Taylor 21 Alexis

Laura Reichardt 21 Alexis

David Bursell 56 VARDIA

Barbara Jeanne Welty 66 Varda R.P.

Heather Johnston 30 Alexis R.P. 94928

Tony Gervelo 15 ANN

Lise Naparst 65 VARDIA R.P.

I support the attached letter requesting a change from temporary use to legal non-conforming status for Sonoma Grove Trailer Park.

James K. Verbley

Barry Rosenberg 27 Alexis
R.P. CA 94928

Harold Frost 25 Varda St
R.P. Ca. 94928

Richard Johnson 23 Anne St. R.P. 94928

William Johnson 23 Anne R.P.

Milton Farnut 5 Varda St.

Christine Schieb 14 Varda St., R.P., CA. 94928

Margaret G. Raggio 36 Varda R.P. CA 94928

Brian Gail

23 Varda RD 94928

John Gail

24 Varda R.P. 94928

JEANNE BREDSTELE

4449 SNYDER LN #152 R.P. CA 94928

Carl L. Mize

37 Varda St. R.P. 94928

Kathy Scherz

38 Varda DR R.P. 94928

Meredith Caplan

47 Varda Sonoma Park 94928

Steve Bush

47 Varda Sonoma Park 94928

Leanne Bynum

49 Varda Sonoma Park 94928

Hacienda (Varda)

XVI23

I support the attached letter requesting a change from temporary use to legal non-conforming status for Sonoma Grove Trailer Park.

Linda Branscomb ²¹ Anne Lowell ¹² ALEXIS SONOMA GROVE

Allen P. Graessle ¹⁸ Anne

Sherry E. Pinney ²⁷ Anne

Rowland Macey

Jack Springett - 24 Anne

Todd Korman

Laurie A. O'Kellery

Janine Ammons

Lee Drowdy

Penny Hamelton

John Swartz

John Swartz

John Swartz

John Swartz

John Swartz

John Swartz

John Swartz

Jeff Mollhach

Jim T. Field
40 Anne Ave, Robert Park

Kathy E. Hotchkiss
59 Varde St., Robert Park

John M. Macey
41 Anne St., R.P.

Raeia Smith
Adapha Hersch

John L. Young 19 Varde St.

John L. Young 19 Varde St.

Sonoma Grove is a close knit community with a unique identity. It has been a steppingstone for students struggling to receive an education since its inception in 1973.

The current population is no different. Many are very bright young men and women who need a private, quiet place to live and study, or who must work while attending school. Because the Grove is the only year round student housing in the area, they wish to move here rather than lose their jobs in June and return home. Many are older re-entry student who for various reasons including single parenthood, married status, or just a greater need for privacy simply could not fit into the typical student dorms. Some are students with families who can only attend school part time or are being retrained by the state, or other vocational training programs, while providing a secure home for their children. Many of the former students that lived in the Grove have graduated and gone on to live successful professional lives. And as has always been, a few of the members of our community are senior citizens and disabled people who avail themselves of the low cost housing and the community support that the Grove provides.

Without the economy and diversity of housing provided by the Grove many of these students will be unable to complete their educations. Many more will lose not only their opportunity for upward mobility but their home and community as well if Action Eight is carried out. This seems to contradict both the spirit and the actual actions required by many of the other policys and goals mandated by the General Plan.

How can we achieve the Goal of "minimize[ing] the chances that a Rohnert Park household would become homeless despite increasing housing costs," or "prevent approximately 15 low income households from becoming homeless each year"[objective 10] if we shut down the only truly low cost housing alternative in the city? And why "...monitor and identify any need for an emergency housing shelter" [objective 11] or "Conduct an analysis of the need for an emergency housing shelter and develop an appropriate project or projects" [Action 31] while tearing down a community that meets many of those needs and provides an opportunity for higher education at the same time within a safe supportive environment?

The Grove was brilliantly designed as "alternative student housing" nearly two decades ago with diversity and economy in mind. Its wide open grassy "common ground," interspersed with numerous trees, shrubs, and garden plots, and its small individual spaces allow for a variety in size and type of trailer. There is the option for private ownership of the individual homes, or rental of an existing unit. It seems to have been designed with the first goal of the current Housing handout in mind, "...such housing shall provide as much diversity in tenure, type, size, location, and cost-of-housing as reasonably feasible."

In fact Action Eight appears to show a lack of understanding of one of the basic concepts of the Grove. It would not be necessary to "tear down" a travel trailer. If they are beyond rehabilitation they can simply be hooked onto and pulled out, and replaced by a unit in better condition. The park infrastructure

is in excellent condition. The large centrally located Community Building, complete with fireplace and adjoining laundromat, and the two large bathhouses, containing both men and womens facilities at either end of the park, are in excellent condition and thoroughly cleaned on a daily basis. The large deep sinks located strategically throughout the Grove are all newly reconditioned. The roadway inside the Grove is paved and vehicles are parked in an adjoining newly designed parking lot with speed bumps and clearly marked spaces.

Given all of this, it seems obvious that the solution to the problem of some of the individual units being old would be to repair or replace them with other units in better condition. Since there is a long list of people hoping to move into the Grove, additional new student housing could be built on an alternative piece of land.

At a time when homelessness is an increasingly difficult and heart breaking problem, it is ludicrous to talk about closing down this wonderfully unique and inexpensive park. Let Sonoma Grove serve as part of the solution to the city and county's growing housing needs. SONOMA GROVE WORKS !!

OCTAGON COMPANY
TWO TRANSAMERICA CENTER, SUITE 1502
SAN FRANCISCO, CALIFORNIA 94111
(415) 391-9191

RECEIVED
MAR 8 1990
CITY OF ROHNERT PARK

March 7, 1990

Honorable Arthur Hollingsworth
Mayor of the City of Rohnert Park
City Hall
Rohnert Park, CA 94948

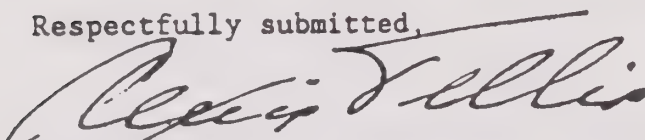
Dear Mr. Hollingsworth,

Once again may I extend my thanks to the Rohnert Park City Council for its action in support of Sonoma Grove taken at your meeting of February 20, 1990.

At that meeting, I enumerated a number of points in the Draft General Plan which bore revision.

Enclosed with this letter, please find suggested changes for your consideration.

Respectfully submitted,


Alexis Tellis

c.c. Pete Callinan, Carl Eric Leivo, Paul Skanchy

Council Correspondence	<input checked="" type="checkbox"/>
Copy to ea. Councilman	<input checked="" type="checkbox"/>
Copy to	<input checked="" type="checkbox"/>
3/9/90 2	

Date: March 7, 1990
From: Alexis Tellis
To: Rohnert Park City Council
Subj: Suggested revisions to the Draft General Plan affecting Sonoma Grove
Copies: City Manager, Assistant to the City Manager, Planning Director

[Note: "~~Strike-overs~~" are words to be omitted; bold-underlined are words to be added.]

1. (page 2.7) Amend that portion of paragraph 2.2 (Residential) appearing at the top of page 2.7 so that it reads as follows:

By granting certain property multi-family zoning, the City is extending to property owners and developers an economic privilege not enjoyed by property owners whose property is designated as low density residential zoning. Public interest requires that the City ask for some contribution from the owners of multi-family property which will benefit the residents of those areas. ~~This can~~ For example, this could be accomplished by requiring that a substantial portion of the multi-family parcels be developed as usable open space. Or, in some situations where targeted housing needs are being met, the public interest can be served by high density development without such open space amenities being provided on-site. This ~~These~~ considerations will not only contribute to making the City more livable, but in the long run, the areas will be more marketable and economically viable.

2. (page 2.11. paragraph 2.7 - Sonoma State University) Amend the last paragraph of Section 2.7 appearing on page 2.11 so that it reads as follows:

As discussed in Sections 2.6, 4.15, and elsewhere in this General Plan, Planning planning in Rohnert Park, particularly during the next five years, should take into account the housing needs of Sonoma State students, faculty and staff as well as impacts on community facilities and services. City recognizes the existence of the Sonoma Grove

Trailer Park as a legal non-conforming use and acknowledges the housing need it serves, a need primarily generated by its proximity to Sonoma State University. The land use designation for the area encompassing Sonoma Grove Trailer Park is High Density Residential. However, this General Plan recognizes that if, within the next five years, a development project is submitted proposing elimination of the Sonoma Grove Trailer Park in favor of residential development of that site, it shall be consistent with this General Plan and the City shall consider approving a residential housing project at densities even higher than those called for as ceilings under the High Density Residential designation because the demonstrated carrying capacity of the site and surrounding environs would accommodate such an increase and because such a density increase serves the public interest by providing an economic incentive for timely, private re-development which addresses the large and ever-growing housing need in that neighborhood generated by its proximity to Sonoma State University.

3. (page 4.2) Amend paragraph 4.2, Section 3 appearing on page 4.2 so that it reads as follows:

Housing costs have increased dramatically during the seventies and the eighties. In the nineties, costs probably will continue to increase based on classic supply and demand dynamics that the City of Rohnert Park is largely incapable of influencing. Low income households, of all households, are most affected by the housing cost increases. Almost 50 percent of low income owners overpay for housing and 81 percent of low income renters overpay for housing. The lack of affordable housing near the Sonoma State University campus deprives many students of an opportunity for higher education.

4. (page 4.3) Strike subparagraph 6 on page 4.3 dealing with plumbing. A state regulated Travel Trailer Park has unique plumbing requirements which are met at Sonoma Grove. If it is

deemed necessary to discuss the plumbing of Sonoma Grove in the General Plan, we will be happy to draft proposed language citing its conformance with those state requirements.

~~Lack of complete plumbing only exists in the Sonoma Grove travel trailer park, where common bath facilities are provided.~~

5. (page 4.5, Section 4.5 - Housing Needs) Amend paragraph 4.5 appearing on page 4.5 so that it reads as follows:

ABAG has estimated the existing and projected housing needs for Rohnert Park as well as the City's share of the regional housing needs. Although there is no existing general need for housing in Rohnert Park (p. 33), special housing needs are generated by Sonoma State University, housing suitable by design, location, and cost for students. By 1995, there will exist a need for 2,126 additional housing units in Rohnert Park (see Fig. 4.2). In addition, ABAG identified housing needs by income level. Of the 2,126 units needed, 532 should be for very low income households, 383 should be for low income households, 489 for moderate income households, and 722 for above moderate income households (p. 52).

6. (pp. 4.10, 4.11) Strike the statements on pages 4.10 and 4.11, as that language does not in fact occur in the 1981 report, as follows:

Rohnert Park had five mobile home parks and one travel trailer park in 1981. The maintenance is regulated and enforced by the California State Department of Housing and Codes. The mobile home parks were maintained in sound condition and all the mobile homes were rated as sound in 1981. ~~The 152 units in the travel trailer park were considered dilapidated.~~

The condition of mobile homes was rated in 1989. Again, the five mobile home parks are maintained in sound condition and all the mobile homes in them were visually rated as sound. ~~The 152 dilapidated units in the travel trailer park remain.~~

7. (page 4.10) Revise Figure 4.4 on page 4.10. We request that a separate line be provided for "Travel Trailers" and that a footnote or a separate column be included classifying the trailers as "State Inspected Vehicles." If it is decided to include a separate section dealing with Travel Trailer Parks regulated and inspected by the State of California, we will be happy to suggest language for that section.

8. (p. 4.12) Delete the "Dilapidated Unit" indication from the Sonoma Grove Trailer Park on the map, Figure 4.5.

9. (p. 4.22, Section 4.15 - Schedule of Actions) Amend Section 20 appearing on page 4.22 so that it reads as follows:

~~By the end of 1991, begin design of a project to remove the 152 dilapidated residential units in the Sonoma Grove Trailer Park and construct low cost student housing on the site for Sonoma State University Students.~~
Encourage private re-development of the Sonoma Grove by 1995, replacing the trailer park with new housing targeted at the housing need generated by its proximity to Sonoma State University.

10. (page 4.25, Figure 4.9, Section 20) Amend Section 20 appearing on page 4.25 so that it reads as follows:

~~Design Sonoma Grove Trailer Park project.~~
Encourage private re-development of Sonoma Grove Trailer Park for housing targeted at the need generated by its proximity to Sonoma State University.

PROPOSITION 107 FACT SHEET

THE ROBERTI HOUSING AND HOMELESS BOND ACT

1. Purpose.

- To provide state funds to help local governments and local citizens and charitable organizations to address their affordable housing problems.

2. What does The Roberti Housing and Homeless Bond Act Do?

- Authorizes \$450 million in two general obligation bond issues for the state ballot in 1988 and 1990 to provide financing for a variety of housing programs for the homeless, the elderly, the handicapped, and families with children.

3. How Would the \$450 Million be Allocated?

- \$365 million for construction and rehabilitation of 31,200 affordable rental housing units for the elderly, the handicapped, working families, single parents, farmworkers, and others with special needs;
- \$50 million for 4,000 first time homebuyers to purchase a home;
- \$35 million for rehabilitation of 33,000 shelter and transitional housing beds for the homeless.

4. How Was Proposition 107 Developed?

- Proposition 107 was placed on the ballot as the result of Senate Bill 1692 and 1693, sponsored by Senate President pro tem David Roberti. The bills were developed by a diverse group of community organizations who worked with Senator Roberti to develop a comprehensive program addressing the homeless crisis. The bills authorized two bond issues, Proposition 84, providing for a \$300 million housing and homeless bond issue which was approved by the voters on the November 1988 ballot, and a similar \$150 million bond issue, Proposition 107, on the June 1990 ballot.

5. Administration of Funds.

- Funds are distributed at the city and county level to local governments, non-profit charitable and religious organizations, and private for-profit corporations. The housing is built or rehabilitated in accordance with local codes and standards, with an emphasis on the efficiency of the programs and their ability to meet local needs. The programs are overseen by the State Department of Housing and Community Development and the California Housing Finance Agency.

6. Who Benefits?

- Over 100,000 families, the homeless, and others who occupy the housing that is provided.
- Prop 84 and Prop 107 will leverage a total \$1.8 billion investment in housing, benefiting the economy.
- A more adequate housing supply will benefit all Californians, creating jobs and business expansion, helping businesses attract a diverse workforce, broadening the property tax base of local governments, reducing traffic congestion and improving air quality from having affordable housing located near jobs, and stabilizing declining neighborhoods.

7. Where to Get More Information?

- For information on Proposition 107 contact: The California Right to Housing Campaign, 2000 "O" St., Suite 230, Sacramento, CA 95814 or Sonoma County Housing Now, P.O. Box 4599 Santa Rosa, CA 95402 528-9941

Dear Sir

Please put us on
the agenda to speak
at the next housing
meeting.

Linda (who presented
the attached statement)
will orally present
the 1 1/2 page letter
for the council's review

Sincerely

Frank White
for Councils Green
Residents

RECEIVED

MAR 15 1990

March 15, 1990

CITY OF ROHNERT PARK

Honorable Arther Hollingsworth
Mayor of the City of Rohnert Park
City Hall
Rohnert Park, CA 94928

Council Correspondence	
Copy to ea. Councilmen	
Copy to	C.L.
Copy to	P.S.
Copy to	3/16/90

Dear Mr. Hollingsworth,

Once again may we extend our thanks to the Rohnert Park City Council for its action in support of Sonoma Grove at your meeting of February 20, 1990. At that meeting you were kind enough to listen to our designated speaker, Ms Linda Branscomb, and accepted into the record the transcript of her presentation, along with nearly fifty requests for a change in the Draft General Plan to delete Section 20 appearing on page 4.22

PMC
SN
RB
For Suppl. G.P.
PKT

Also at that meeting Alexis Tellis, the owner of the park, listened to our presentation and publicly enumerated a number of points in the Draft General Plan which bore revision, seemingly in support of extending the life of the Grove at least for the period covered by the now being revised Draft General Plan. For example a special extension of the meeting was granted for the express purpose of hearing our request that Section 20 page 4.22 be deleted to "save the Grove." Funds for rehabilitation of the trailers was discussed. It was even mentioned without objection that it may be Mr Tellis's heirs who finally allow it to be torn down after his death.

However, Mr. Tellis has privately submitted the somewhat contradictory letter (see attached copy) on behalf of Octagon Company recieved by yourselves on March 8, 1990. In keeping with the thrust of the public meeting the letter requests that the status of the Trailer Park be converted from temporary to "legal non-conforming use". However the letter also requests that the Section that was deleted by unamouus vote of the Council at the public meeting and "saved the Grove" be replaced by language that would ammend the general plan to allow the Grove to be torn down and replace it with ultra-high density student housing without benefit of open space.

Tearing down the Grove would destroy a virtual green belt of trees, shrubs and grassy open space area. It would destroy the low cost housing alternative that the Grove provides and destroy the unique community that exists here; It would disrupt or end the educational opportunities for a large group of people and displace oproximately 150 households.

We again request that instead of such a drastic measure as destroying this community, that Sonoma Grove be allowed to remain in it's present form, at least for the period covered by the five year general plan being revised, and that rehabilitation funds be made available to private owners of Trailers located in the park as was discussed at the Feb. 20 meeting.

Enclosed with this letter, please find suggested changes for your consideration.

Sincerely,

Concerned Citizens
of Sonoma Grove

XVL35

Date: March 15, 1990

From: Residents of Sonoma Grove

To: Rohnert Park City Council

Subj: Suggested revisioons to the Draft General Plan
affecting Sonoma Grove

Copies: City Manager, Assistant to the City Manager,
Planning Director

[note: "~~Strike overs~~" are words to be omitted; **bold underlinedPb are words to be added.**]

As discussed in Sections 2.6, 4. 15, and elsewhere in this General Plan, Planning planning in Rohnert Park, particularly during the next five years, should take into account the housing needs of Sonoma State students, faculty and staff as well as impacts on community facilitties and services. City recognizes the existance of the Sonoma Grove Trailer Park as a legal non-conforming-use and acknowledges the housing need it serves, a need primarily generated by its unique design and proximity to Sonoma State University.

Sonoma Grove is a close knit community with a unique identity. It has been a steppingstone for students struggling to receive an education since its inception in 1973.

The current population is no different. Many are very bright young men and women who need a private, quiet place to live and study, or who must work while attending school. Because the Grove is the only year round student housing in the area, they wish to move here rather than lose their jobs in June and return home. Many are older re-entry student who for various reasons including single parenthood, married status, or just a greater need for privacy simply could not fit into the typical student dorms. Some are students with families who can only attend school part time or are being retrained by the state, or other vocational training programs, while providing a secure home for their children. Many of the former students that lived in the Grove have graduated and gone on to live successful professional lives. And as has always been, a few of the members of our community are senior citizens and disabled people who avail themselves of the low cost housing and the community support that the Grove provides.

Without the economy and diversity of housing provided by the Grove many of these students will be unable to complete their educations. Many more will lose not only their opportunity for upward mobility but their home and community as well if Action Eight is carried out. This seems to contradict both the spirit and the actual actions required by many of the other policys and goals mandated by the General Plan.

How can we achieve the Goal of "minimize[ing] the chances that a Rohnert Park household would become homeless despite increasing housing costs," or "prevent approximately 15 low income households from becoming homeless each year"[objective 10] if we shut down the only truly low cost housing alternative in the city? And why "...monitor and identify any need for an emergency housing shelter" [objective 11] or "Conduct an analysis of the need for an emergency housing shelter and develop an appropriate project or projects" [Action 31] while tearing down a community that meets many of those needs and provides an opportunity for higher education at the same time within a safe supportive environment?

The Grove was brilliantly designed as "alternative student housing" nearly two decades ago with diversity and economy in mind. Its wide open grassy "common ground," interspersed with numerous trees, shrubs, and garden plots, and its small individual spaces allow for a variety in size and type of trailer. There is the option for private ownership of the individual homes, or rental of an existing unit. It seems to have been designed with the first goal of the current Housing handout in mind, "...such housing shall provide as much diversity in tenure, type, size, location, and cost-of-housing as reasonably feasible."

In fact Action Eight appears to show a lack of understanding of one of the basic concepts of the Grove. It would not be necessary to "tear down" a travel trailer. If they are beyond rehabilitation they can simply be hooked onto and pulled out, and replaced by a unit in better condition. The park infrastructure

is in excellent condition. The large centrally located Community Building, complete with fireplace and adjoining laundromat, and the two large bathhouses, containing both men and womens facilities at either end of the park, are in excellent condition and thoroughly cleaned on a daily basis. The large deep sinks located strategically throughout the Grove are all newly reconditioned. The roadway inside the Grove is paved and vehicles are parked in an adjoining newly designed parking lot with speed bumps and clearly marked spaces.

Given all of this, it seems obvious that the solution to the problem of some of the individual units being old would be to repair or replace them with other units in better condition. Since there is a long list of people hoping to move into the Grove, additional new student housing could be built on an alternative piece of land.

At a time when homelessness is an increasingly difficult and heart breaking problem, it is ludicrous to talk about closing down this wonderfully unique and inexpensive park. Let Sonoma Grove serve as part of the solution to the city and county's growing housing needs. SONOMA GROVE WORKS !!

OCTAGON COMPANY
TWO TRANSAMERICA CENTER, SUITE 1502
SAN FRANCISCO, CALIFORNIA 94111
(415) 391-9191

RECEIVED
MAR 8 1990
CITY OF ROHNERT PARK

March 7, 1990

Honorable Arthur Hollingsworth
Mayor of the City of Rohnert Park
City Hall
Rohnert Park, CA 94948

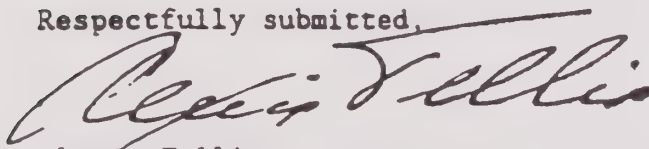
Dear Mr. Hollingsworth,

Once again may I extend my thanks to the Rohnert Park City Council for its action in support of Sonoma Grove taken at your meeting of February 20, 1990.

At that meeting, I enumerated a number of points in the Draft General Plan which bore revision.

Enclosed with this letter, please find suggested changes for your consideration.

Respectfully submitted,


Alexis Tellis

c.c. Pete Callinan, Carl Eric Leivo, Paul Skanchy

Council Correspondence	<input checked="" type="checkbox"/>
Copy to ex. Councilman	<input checked="" type="checkbox"/>
Copy to	<input checked="" type="checkbox"/>
3/9/90	

Date: March 7, 1990
From: Alexis Tellis
To: Rohnert Park City Council
Subj: Suggested revisions to the Draft General Plan
affecting Sonoma Grove
Copies: City Manager, Assistant to the City Manager,
Planning Director

[Note: "~~Strike-overs~~" are words to be omitted; bold-
underlined are words to be added.]

1. (page 2.7) Amend that portion of paragraph 2.2
(Residential) appearing at the top of page 2.7 so that it reads
as follows:

By granting certain property multi-family
zoning, the City is extending to property
owners and developers an economic privilege
not enjoyed by property owners whose property
is designated as low density residential
zoning. Public interest requires that the
City ask for some contribution from the
owners of multi-family property which will
benefit the residents of those areas. ~~This~~
~~can~~ For example, this could be accomplished
by requiring that a substantial portion of
the multi-family parcels be developed as
usable open space. Or, in some situations
where targeted housing needs are being met,
the public interest can be served by high
density development without such open space
amenities being provided on-site. ~~This~~ These
considerations will not only contribute to
making the City more livable, but in the long
run, the areas will be more marketable and
economically viable.

2. (page 2.11, paragraph 2.7 - Sonoma State University)
Amend the last paragraph of Section 2.7 appearing on page 2.11 so
that it reads as follows:

As discussed in Sections 2.6, 4.15, and
elsewhere in this General Plan, Planning
planning in Rohnert Park, particularly during
the next five years, should take into account
the housing needs of Sonoma State students,
faculty and staff as well as impacts on
community facilities and services. City
recognizes the existence of the Sonoma Grove

Trailer Park as a legal non-conforming use and acknowledges the housing need it serves, a need primarily generated by its proximity to Sonoma State University. The land use designation for the area encompassing Sonoma Grove Trailer Park is High Density Residential. However, this General Plan recognizes that if, within the next five years, a development project is submitted proposing elimination of the Sonoma Grove Trailer Park in favor of residential development of that site, it shall be consistent with this General Plan and the City shall consider approving a residential housing project at densities even higher than those called for as ceilings under the High Density Residential designation because the demonstrated carrying capacity of the site and surrounding environs would accommodate such an increase and because such a density increase serves the public interest by providing an economic incentive for timely, private re-development which addresses the large and ever-growing housing need in that neighborhood generated by its proximity to Sonoma State University.

3. (page 4.2) Amend paragraph 4.2, Section 3 appearing on page 4.2 so that it reads as follows:

Housing costs have increased dramatically during the seventies and the eighties. In the nineties, costs probably will continue to increase based on classic supply and demand dynamics that the City of Rohnert Park is largely incapable of influencing. Low income households, of all households, are most affected by the housing cost increases. Almost 50 percent of low income owners overpay for housing and 81 percent of low income renters overpay for housing. The lack of affordable housing near the Sonoma State University campus deprives many students of an opportunity for higher education.

4. (page 4.3) Strike subparagraph 6 on page 4.3 dealing with plumbing. A state regulated Travel Trailer Park has unique plumbing requirements which are met at Sonoma Grove. If it is

March 7, 1990
Page 3 of 4

deemed necessary to discuss the plumbing of Sonoma Grove in the General Plan, we will be happy to draft proposed language citing its conformance with those state requirements.

~~Lack of complete plumbing only exists in the Sonoma Grove travel trailer park, where common bath facilities are provided.~~

5. (page 4.5. Section 4.5 - Housing Needs) Amend paragraph 4.5 appearing on page 4.5 so that it reads as follows:

ABAG has estimated the existing and projected housing needs for Rohnert Park as well as the City's share of the regional housing needs. Although there is no existing general need for housing in Rohnert Park (p. 33), special housing needs are generated by Sonoma State University, housing suitable by design, location, and cost for students. By 1995, there will exist a need for 2,126 additional housing units in Rohnert Park (see Fig. 4.2). In addition, ABAG identified housing needs by income level. Of the 2,126 units needed, 532 should be for very low income households, 383 should be for low income households, 489 for moderate income households, and 722 for above moderate income households (p. 52).

6. (pp. 4.10, 4.11) Strike the statements on pages 4.10 and 4.11, as that language does not in fact occur in the 1981 report, as follows:

Rohnert Park had five mobile home parks and one travel trailer park in 1981. The maintenance is regulated and enforced by the California State Department of Housing and Codes. The mobile home parks were maintained in sound condition and all the mobile homes were rated as sound in 1981. ~~The 152 units in the travel trailer park were considered dilapidated.~~

The condition of mobile homes was rated in 1989. Again, the five mobile home parks are maintained in sound condition and all the mobile homes in them were visually rated as sound. ~~The 152 dilapidated units in the travel trailer park remain.~~

March 7, 1990
Page 4 of 4

7. (page 4.10) Revise Figure 4.4 on page 4.10. We request that a separate line be provided for "Travel Trailers" and that a footnote or a separate column be included classifying the trailers as "State Inspected Vehicles." If it is decided to include a separate section dealing with Travel Trailer Parks regulated and inspected by the State of California, we will be happy to suggest language for that section.

8. (p. 4.12) Delete the "Dilapidated Unit" indication from the Sonoma Grove Trailer Park on the map, Figure 4.5.

9. (p. 4.22. Section 4.15 - Schedule of Actions) Amend Section 20 appearing on page 4.22 so that it reads as follows:

~~By the end of 1991, begin design of a project to remove the 152 dilapidated residential units in the Sonoma Grove Trailer Park and construct low cost student housing on the site for Sonoma State University Students.~~
Encourage private re-development of the Sonoma Grove by 1995, replacing the trailer park with new housing targeted at the housing need generated by its proximity to Sonoma State University.

10. (page 4.25, Figure 4.9, Section 20) Amend Section 20 appearing on page 4.25 so that it reads as follows:

~~Design Sonoma Grove Trailer Park project.~~
Encourage private re-development of Sonoma Grove Trailer Park for housing targeted at the need generated by its proximity to Sonoma State University.

Honorable Arthur Hollingsworth
Mayor of the City of Rohnert Park
City Hall
Rohnert Park, CA 94928

March 15, 1990

Dear Mr. Hollingsworth,

Once again may we extend our thanks to the Rohnert Park City Council for its action in support of Sonoma Grove at your meeting of February 20, 1990. At that meeting you were kind enough to listen to our designated speaker, Ms Linda Branscomb, and accepted into the record the transcript of her presentation, (see attached copy) along with nearly fifty requests for a change in the Draft General Plan to delete Section 20 appearing on page 4.22

Also at that meeting Alexis Tellis, the owner of the park, listened to our presentation and publicly enumerated a number of points in the Draft General Plan which bore revision, seemingly in support of extending the life of the Grove at least for the period covered by the now being revised Draft General Plan. For example a special rescheduling of the meeting was granted for the express purpose of hearing our request that Section 20 page 4.22 be deleted to "save the Grove." Funds for rehabilitation of the trailers was discussed. It was even mentioned without objection that it may be Mr Tellis's heirs who finally allow it to be torn down after his death.

However, Mr. Tellis has privately submitted the somewhat contradictory letter (see attached copy) on behalf of Octagon Company received by yourselves on March 8, 1990. In keeping with the thrust of the public meeting the letter requests that the status of the Trailer Park be converted from temporary to "legal non-conforming use". However the letter also requests that the Section that was deleted by unanimous vote of the Council at the public meeting and "saved the Grove" be replaced by language that would ammend the general plan to allow the Grove to be torn down and replace it with ultra-high density student housing without benefit of open space.

Tearing down the Grove would destroy a virtual green belt of trees, shrubs and grassy open space area. It would destroy the low cost housing alternative that the Grove provides and destroy the unique community that exists here; It would disrupt or end the educational opportunities for a large group of people and displace approximately 150 households.

We again request that instead of such a drastic measure as destroying this community, that Sonoma Grove be allowed to remain in it's present form, at least for the period covered by the five year general plan being revised, and that rehabilitation funds be made available to private owners of Trailers located in the park as was discussed at the Feb. 20 meeting.

Enclosed with this letter, please find suggested changes for your consideration.

Sincerely,

XVI45

Date: March 15, 1990

From: Residents of Sonoma Grove

To: Rohnert Park City Council

Subj: Suggested revisions to the Draft General Plan
affecting Sonoma Grove

Copies: City Manager, Assistant to the City Manager,
Planning Director

[note: "~~Strike overs~~" are words to be omitted; **bold underlined** are words to be added.]

As discussed in Sections 2.6, 4. 15, and
elsewhere in this General Plan, Planning
planning in Rohnert Park, particularly during
the next five years, should take into account
the housing needs of Sonoma State students,
faculty and staff as well as impacts on
community facilities and services. City
recognizes the existance of the Sonoma Grove
Trailer Park as a legal non-conforming-use
and acknowledges the housing need it serves,
a need primarily generated by its proximity to
Sonoma State University.

Sonoma Grove is a close knit community with a unique identity. It has been a steppingstone for students struggling to receive an education since its inception in 1973.

The current population is no different. Many are very bright young men and women who need a private, quiet place to live and study, or who must work while attending school. Because the Grove is the only year round student housing in the area, they wish to move here rather than lose their jobs in June and return home. Many are older re-entry student who for various reasons including single parenthood, married status, or just a greater need for privacy simply could not fit into the typical student dorms. Some are students with families who can only attend school part time or are being retrained by the state, or other vocational training programs, while providing a secure home for their children. Many of the former students that lived in the Grove have graduated and gone on to live successful professional lives. And as has always been, a few of the members of our community are senior citizens and disabled people who avail themselves of the low cost housing and the community support that the Grove provides.

Without the economy and diversity of housing provided by the Grove many of these students will be unable to complete their educations. Many more will lose not only their opportunity for upward mobility but their home and community as well if Action Eight is carried out. This seems to contradict both the spirit and the actual actions required by many of the other policys and goals mandated by the General Plan.

How can we achieve the Goal of "minimize[ing] the chances that a Rohnert Park household would become homeless despite increasing housing costs," or "prevent approximately 15 low income households from becoming homeless each year"[objective 10] if we shut down the only truly low cost housing alternative in the city? And why "...monitor and identify any need for an emergency housing shelter" [objective 11] or "Conduct an analysis of the need for an emergency housing shelter and develop an appropriate project or projects" [Action 31] while tearing down a community that meets many of those needs and provides an opportunity for higher education at the same time within a safe supportive environment?

The Grove was brilliantly designed as "alternative student housing" nearly two decades ago with diversity and economy in mind. Its wide open grassy "common ground," interspersed with numerous trees, shrubs, and garden plots, and its small individual spaces allow for a variety in size and type of trailer. There is the option for private ownership of the individual homes, or rental of an existing unit. It seems to have been designed with the first goal of the current Housing handout in mind, "...such housing shall provide as much diversity in tenure, type, size, location, and cost-of-housing as reasonably feasible."

In fact Action Eight appears to show a lack of understanding of one of the basic concepts of the Grove. It would not be necessary to "tear down" a travel trailer. If they are beyond rehabilitation they can simply be hooked onto and pulled out, and replaced by a unit in better condition. The park infrastructure

is in excellent condition. The large centrally located Community Building, complete with fireplace and adjoining laundromat, and the two large bathhouses, containing both men and womens facilities at either end of the park, are in excellent condition and thoroughly cleaned on a daily basis. The large deep sinks located strategically throughout the Grove are all newly reconditioned. The roadway inside the Grove is paved and vehicles are parked in an adjoining newly designed parking lot with speed bumps and clearly marked spaces.

Given all of this, it seems obvious that the solution to the problem of some of the individual units being old would be to repair or replace them with other units in better condition. Since there is a long list of people hoping to move into the Grove, additional new student housing could be built on an alternative piece of land.

At a time when homelessness is an increasingly difficult and heart breaking problem, it is ludicrous to talk about closing down this wonderfully unique and inexpensive park. Let Sonoma Grove serve as part of the solution to the city and county's growing housing needs. SONOMA GROVE WORKS !!

OCTAGON COMPANY
TWO TRANSAMERICA CENTER, SUITE 1502
SAN FRANCISCO, CALIFORNIA 94111
(415) 391-9191

RECEIVED
MAR 8 1990
CITY OF ROHNERT PARK

March 7, 1990

Honorable Arthur Hollingsworth
Mayor of the City of Rohnert Park
City Hall
Rohnert Park, CA 94948

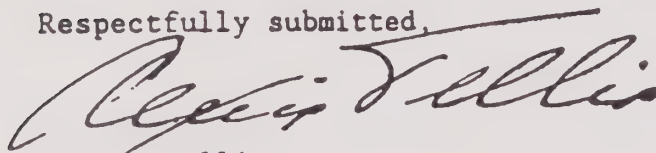
Dear Mr. Hollingsworth,

Once again may I extend my thanks to the Rohnert Park City Council for its action in support of Sonoma Grove taken at your meeting of February 20, 1990.

At that meeting, I enumerated a number of points in the Draft General Plan which bore revision.

Enclosed with this letter, please find suggested changes for your consideration.

Respectfully submitted,


Alexis Tellis

c.c. Pete Callinan, Carl Eric Leivo, Paul Skanchy

Council Correspondence	<input checked="" type="checkbox"/>
Copy to ea. Councilman	<input checked="" type="checkbox"/>
Copy to	<input checked="" type="checkbox"/>
3/9/90 2	

Date: March 7, 1990
From: Alexis Tellis
To: Rohnert Park City Council
Subj: Suggested revisions to the Draft General Plan
affecting Sonoma Grove
Copies: City Manager, Assistant to the City Manager,
Planning Director

[Note: ~~"Strike-overs"~~ are words to be omitted; bold-underlined are words to be added.]

1. (page 2.7) Amend that portion of paragraph 2.2 (Residential) appearing at the top of page 2.7 so that it reads as follows:

By granting certain property multi-family zoning, the City is extending to property owners and developers an economic privilege not enjoyed by property owners whose property is designated as low density residential zoning. Public interest requires that the City ask for some contribution from the owners of multi-family property which will benefit the residents of those areas. ~~This can~~ For example, this could be accomplished by requiring that a substantial portion of the multi-family parcels be developed as usable open space. Or, in some situations where targeted housing needs are being met, the public interest can be served by high density development without such open space amenities being provided on-site. ~~This~~ These considerations will not only contribute to making the City more livable, but in the long run, the areas will be more marketable and economically viable.

2. (page 2.11, paragraph 2.7 - Sonoma State University) Amend the last paragraph of Section 2.7 appearing on page 2.11 so that it reads as follows:

As discussed in Sections 2.6, 4.15, and elsewhere in this General Plan, Planning planning in Rohnert Park, particularly during the next five years, should take into account the housing needs of Sonoma State students, faculty and staff as well as impacts on community facilities and services. City recognizes the existence of the Sonoma Grove

Trailer Park as a legal non-conforming use and acknowledges the housing need it serves, a need primarily generated by its proximity to Sonoma State University. The land use designation for the area encompassing Sonoma Grove Trailer Park is High Density Residential. However, this General Plan recognizes that if, within the next five years, a development project is submitted proposing elimination of the Sonoma Grove Trailer Park in favor of residential development of that site, it shall be consistent with this General Plan and the City shall consider approving a residential housing project at densities even higher than those called for as ceilings under the High Density Residential designation because the demonstrated carrying capacity of the site and surrounding environs would accommodate such an increase and because such a density increase serves the public interest by providing an economic incentive for timely, private re-development which addresses the large and ever-growing housing need in that neighborhood generated by its proximity to Sonoma State University.

3. (page 4.2) Amend paragraph 4.2, Section 3 appearing on page 4.2 so that it reads as follows:

Housing costs have increased dramatically during the seventies and the eighties. In the nineties, costs probably will continue to increase based on classic supply and demand dynamics that the City of Rohnert Park is largely incapable of influencing. Low income households, of all households, are most affected by the housing cost increases. Almost 50 percent of low income owners overpay for housing and 81 percent of low income renters overpay for housing. The lack of affordable housing near the Sonoma State University campus deprives many students of an opportunity for higher education.

4. (page 4.3) Strike subparagraph 6 on page 4.3 dealing with plumbing. A state regulated Travel Trailer Park has unique plumbing requirements which are met at Sonoma Grove. If it is

March 7, 1990

Page 3 of 4

deemed necessary to discuss the plumbing of Sonoma Grove in the General Plan, we will be happy to draft proposed language citing its conformance with those state requirements.

~~Lack of complete plumbing only exists in the Sonoma Grove travel trailer park, where common bath facilities are provided.~~

5. (page 4.5, Section 4.5 - Housing Needs) Amend paragraph 4.5 appearing on page 4.5 so that it reads as follows:

ABAG has estimated the existing and projected housing needs for Rohnert Park as well as the City's share of the regional housing needs. Although there is no existing general need for housing in Rohnert Park (p. 33), special housing needs are generated by Sonoma State University, housing suitable by design, location, and cost for students. By 1995, there will exist a need for 2,126 additional housing units in Rohnert Park (see Fig. 4.2). In addition, ABAG identified housing needs by income level. Of the 2,126 units needed, 532 should be for very low income households, 383 should be for low income households, 489 for moderate income households, and 722 for above moderate income households (p. 52).

6. (pp. 4.10, 4.11) Strike the statements on pages 4.10 and 4.11, as that language does not in fact occur in the 1981 report, as follows:

Rohnert Park had five mobile home parks and one travel trailer park in 1981. The maintenance is regulated and enforced by the California State Department of Housing and Codes. The mobile home parks were maintained in sound condition and all the mobile homes were rated as sound in 1981. ~~The 152 units in the travel trailer park were considered dilapidated.~~

The condition of mobile homes was rated in 1989. Again, the five mobile home parks are maintained in sound condition and all the mobile homes in them were visually rated as sound. ~~The 152 dilapidated units in the travel trailer park remain.~~

7. (page 4.10) Revise Figure 4.4 on page 4.10. We request that a separate line be provided for "Travel Trailers" and that a footnote or a separate column be included classifying the trailers as "State Inspected Vehicles." If it is decided to include a separate section dealing with Travel Trailer Parks regulated and inspected by the State of California, we will be happy to suggest language for that section.

8. (p. 4.12) Delete the "Dilapidated Unit" indication from the Sonoma Grove Trailer Park on the map, Figure 4.5.

9. (p. 4.22. Section 4.15 - Schedule of Actions) Amend Section 20 appearing on page 4.22 so that it reads as follows:

~~By the end of 1991, begin design of a project to remove the 152 dilapidated residential units in the Sonoma Grove Trailer Park and construct low cost student housing on the site for Sonoma State University Students.~~
Encourage private re-development of the Sonoma Grove by 1995, replacing the trailer park with new housing targeted at the housing need generated by its proximity to Sonoma State University.

10. (page 4.25, Figure 4.9. Section 20) Amend Section 20 appearing on page 4.25 so that it reads as follows:

~~Design Sonoma Grove Trailer Park project.~~
Encourage private re-development of Sonoma Grove Trailer Park for housing targeted at the need generated by its proximity to Sonoma State University.

PROPOSITION 107 FACT SHEET

THE ROBERTI HOUSING AND HOMELESS BOND ACT

1. Purpose.

- To provide state funds to help local governments and local citizens and charitable organizations to address their affordable housing problems.

2. What does The Roberti Housing and Homeless Bond Act Do?

- Authorizes \$450 million in two general obligation bond issues for the state ballot in 1988 and 1990 to provide financing for a variety of housing programs for the homeless, the elderly, the handicapped, and families with children.

3. How Would the \$450 Million be Allocated?

- \$365 million for construction and rehabilitation of 31,200 affordable rental housing units for the elderly, the handicapped, working families, single parents, farmworkers, and others with special needs;
- \$50 million for 4,000 first time homebuyers to purchase a home;
- \$35 million for rehabilitation of 33,000 shelter and transitional housing beds for the homeless.

4. How Was Proposition 107 Developed?

- Proposition 107 was placed on the ballot as the result of Senate Bill 1692 and 1693, sponsored by Senate President pro tem David Roberti. The bills were developed by a diverse group of community organizations who worked with Senator Roberti to develop a comprehensive program addressing the homeless crisis. The bills authorized two bond issues, Proposition 84, providing for a \$300 million housing and homeless bond issue which was approved by the voters on the November 1988 ballot, and a similar \$150 million bond issue, Proposition 107, on the June 1990 ballot.

5. Administration of Funds.

- Funds are distributed at the city and county level to local governments, non-profit charitable and religious organizations, and private for-profit corporations. The housing is built or rehabilitated in accordance with local codes and standards, with an emphasis on the efficiency of the programs and their ability to meet local needs. The programs are overseen by the State Department of Housing and Community Development and the California Housing Finance Agency.

6. Who Benefits?

- Over 100,000 families, the homeless, and others who occupy the housing that is provided.
- Prop 84 and Prop 107 will leverage a total \$1.8 billion investment in housing, benefiting the economy.
- A more adequate housing supply will benefit all Californians, creating jobs and business expansion, helping businesses attract a diverse workforce, broadening the property tax base of local governments, reducing traffic congestion and improving air quality from having affordable housing located near jobs, and stabilizing declining neighborhoods.

7. Where to Get More Information?

- For information on Proposition 107 contact: The California Right to Housing Campaign, 2000 "O" St., Suite 230, Sacramento, CA 95814 or Sonoma County Housing Now, P.O. Box 4599 Santa Rosa, CA 95402 528-9941

OCTAGON COMPANY
TWO TRANSAMERICA CENTER, SUITE 1502
SAN FRANCISCO, CALIFORNIA 94111
(415) 391-9191

RECEIVED

MAR 8 1990

CITY OF ROHNERT PARK

March 7, 1990

Honorable Arthur Hollingsworth
Mayor of the City of Rohnert Park
City Hall
Rohnert Park, CA 94948

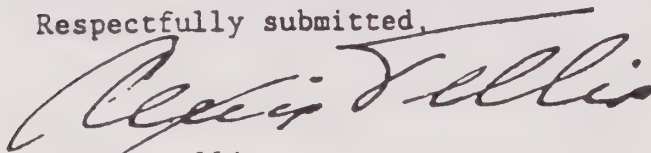
Dear Mr. Hollingsworth,

Once again may I extend my thanks to the Rohnert Park City Council for its action in support of Sonoma Grove taken at your meeting of February 20, 1990.

At that meeting, I enumerated a number of points in the Draft General Plan which bore revision.

Enclosed with this letter, please find suggested changes for your consideration.

Respectfully submitted,



Alexis Tellis

c.c. Pete Callinan, Carl Eric Leivo, Paul Skanchy

Council Correspondence	<input checked="" type="checkbox"/>
Copy to ea. Councilman	<input checked="" type="checkbox"/>
Copy to	<input checked="" type="checkbox"/>
3/9/90 2	

Date: March 7, 1990
From: Alexis Tellis
To: Rohnert Park City Council
Subj: Suggested revisions to the Draft General Plan affecting Sonoma Grove
Copies: City Manager, Assistant to the City Manager, Planning Director

[Note: "~~Strike-overs~~" are words to be omitted; bold-underlined are words to be added.]

1. (page 2.7) Amend that portion of paragraph 2.2 (Residential) appearing at the top of page 2.7 so that it reads as follows:

By granting certain property multi-family zoning, the City is extending to property owners and developers an economic privilege not enjoyed by property owners whose property is designated as low density residential zoning. Public interest requires that the City ask for some contribution from the owners of multi-family property which will benefit the residents of those areas. ~~This can~~ For example, this could be accomplished by requiring that a substantial portion of the multi-family parcels be developed as usable open space. Or, in some situations where targeted housing needs are being met, the public interest can be served by high density development without such open space amenities being provided on-site. This ~~These~~ considerations will not only contribute to making the City more livable, but in the long run, the areas will be more marketable and economically viable.

2. (page 2.11, paragraph 2.7 - Sonoma State University) Amend the last paragraph of Section 2.7 appearing on page 2.11 so that it reads as follows:

As discussed in Sections 2.6, 4.15, and elsewhere in this General Plan, Planning planning in Rohnert Park, particularly during the next five years, should take into account the housing needs of Sonoma State students, faculty and staff as well as impacts on community facilities and services. City ~~recognizes~~ recognizes the existence of the Sonoma Grove

Trailer Park as a legal non-conforming use and acknowledges the housing need it serves, a need primarily generated by its proximity to Sonoma State University. The land use designation for the area encompassing Sonoma Grove Trailer Park is High Density Residential. However, this General Plan recognizes that if, within the next five years, a development project is submitted proposing elimination of the Sonoma Grove Trailer Park in favor of residential development of that site, it shall be consistent with this General Plan and the City shall consider approving a residential housing project at densities even higher than those called for as ceilings under the High Density Residential designation because the demonstrated carrying capacity of the site and surrounding environs would accommodate such an increase and because such a density increase serves the public interest by providing an economic incentive for timely, private re-development which addresses the large and ever-growing housing need in that neighborhood generated by its proximity to Sonoma State University.

3. (page 4.2) Amend paragraph 4.2, Section 3 appearing on page 4.2 so that it reads as follows:

Housing costs have increased dramatically during the seventies and the eighties. In the nineties, costs probably will continue to increase based on classic supply and demand dynamics that the City of Rohnert Park is largely incapable of influencing. Low income households, of all households, are most affected by the housing cost increases. Almost 50 percent of low income owners overpay for housing and 81 percent of low income renters overpay for housing. The lack of affordable housing near the Sonoma State University campus deprives many students of an opportunity for higher education.

4. (page 4.3) Strike subparagraph 6 on page 4.3 dealing with plumbing. A state regulated Travel Trailer Park has unique plumbing requirements which are met at Sonoma Grove. If it is

deemed necessary to discuss the plumbing of Sonoma Grove in the General Plan, we will be happy to draft proposed language citing its conformance with those state requirements.

~~Lack of complete plumbing only exists in the Sonoma Grove travel trailer park, where common bath facilities are provided.~~

5. (page 4.5, Section 4.5 - Housing Needs) Amend paragraph 4.5 appearing on page 4.5 so that it reads as follows:

ABAG has estimated the existing and projected housing needs for Rohnert Park as well as the City's share of the regional housing needs. Although there is no existing general need for housing in Rohnert Park (p. 33), special housing needs are generated by Sonoma State University, housing suitable by design, location, and cost for students. By 1995, there will exist a need for 2,126 additional housing units in Rohnert Park (see Fig. 4.2). In addition, ABAG identified housing needs by income level. Of the 2,126 units needed, 532 should be for very low income households, 383 should be for low income households, 489 for moderate income households, and 722 for above moderate income households (p. 52).

6. (pp. 4.10, 4.11) Strike the statements on pages 4.10 and 4.11, as that language does not in fact occur in the 1981 report, as follows:

Rohnert Park had five mobile home parks and one travel trailer park in 1981. The maintenance is regulated and enforced by the California State Department of Housing and Codes. The mobile home parks were maintained in sound condition and all the mobile homes were rated as sound in 1981. ~~The 152 units in the travel trailer park were considered dilapidated.~~

The condition of mobile homes was rated in 1989. Again, the five mobile home parks are maintained in sound condition and all the mobile homes in them were visually rated as sound. ~~The 152 dilapidated units in the travel trailer park remain.~~

7. (page 4.10) Revise Figure 4.4 on page 4.10. We request that a separate line be provided for "Travel Trailers" and that a footnote or a separate column be included classifying the trailers as "State Inspected Vehicles." If it is decided to include a separate section dealing with Travel Trailer Parks regulated and inspected by the State of California, we will be happy to suggest language for that section.

8. (p. 4.12) Delete the "Dilapidated Unit" indication from the Sonoma Grove Trailer Park on the map, Figure 4.5.

9. (p. 4.22. Section 4.15 - Schedule of Actions) Amend Section 20 appearing on page 4.22 so that it reads as follows:

~~By the end of 1991, begin design of a project to remove the 152 dilapidated residential units in the Sonoma Grove Trailer Park and construct low cost student housing on the site for Sonoma State University Students.~~
Encourage private re-development of the Sonoma Grove by 1995, replacing the trailer park with new housing targeted at the housing need generated by its proximity to Sonoma State University.

10. (page 4.25, Figure 4.9. Section 20) Amend Section 20 appearing on page 4.25 so that it reads as follows:

~~Design Sonoma Grove Trailer Park project.~~
Encourage private re-development of Sonoma Grove Trailer Park for housing targeted at the need generated by its proximity to Sonoma State University.

PROPOSITION 107 FACT SHEET

THE ROBERTI HOUSING AND HOMELESS BOND ACT

1. Purpose.

- To provide state funds to help local governments and local citizens and charitable organizations to address their affordable housing problems.

2. What does The Roberti Housing and Homeless Bond Act Do?

- Authorizes \$450 million in two general obligation bond issues for the state ballot in 1988 and 1990 to provide financing for a variety of housing programs for the homeless, the elderly, the handicapped, and families with children.

3. How Would the \$450 Million be Allocated?

- \$365 million for construction and rehabilitation of 31,200 affordable rental housing units for the elderly, the handicapped, working families, single parents, farmworkers, and others with special needs;
- \$50 million for 4,000 first time homebuyers to purchase a home;
- \$35 million for rehabilitation of 33,000 shelter and transitional housing beds for the homeless.

4. How Was Proposition 107 Developed?

- Proposition 107 was placed on the ballot as the result of Senate Bill 1692 and 1693, sponsored by Senate President pro tem David Roberti. The bills were developed by a diverse group of community organizations who worked with Senator Roberti to develop a comprehensive program addressing the homeless crisis. The bills authorized two bond issues, Proposition 84, providing for a \$300 million housing and homeless bond issue which was approved by the voters on the November 1988 ballot, and a similar \$150 million bond issue, Proposition 107, on the June 1990 ballot.

5. Administration of Funds.

- Funds are distributed at the city and county level to local governments, non-profit charitable and religious organizations, and private for-profit corporations. The housing is built or rehabilitated in accordance with local codes and standards, with an emphasis on the efficiency of the programs and their ability to meet local needs. The programs are overseen by the State Department of Housing and Community Development and the California Housing Finance Agency.

6. Who Benefits?

- Over 100,000 families, the homeless, and others who occupy the housing that is provided.
- Prop 84 and Prop 107 will leverage a total \$1.8 billion investment in housing, benefiting the economy.
- A more adequate housing supply will benefit all Californians, creating jobs and business expansion, helping businesses attract a diverse workforce, broadening the property tax base of local governments, reducing traffic congestion and improving air quality from having affordable housing located near jobs, and stabilizing declining neighborhoods.

7. Where to Get More Information?

- For information on Proposition 107 contact: The California Right to Housing Campaign, 2000 "O" St., Suite 230, Sacramento, CA 95814 or Sonoma County Housing Now, P.O. Box 4599 Santa Rosa, CA 95402 528-9941

Sonoma Grove is a close knit community with a unique identity. It has been a steppingstone for students struggling to receive an education since its inception in 1973.

The current population is no different. Many are very bright young men and women who need a private, quiet place to live and study, or who must work while attending school. Because the Grove is the only year round student housing in the area, they wish to move here rather than lose their jobs in June and return home. Many are older re-entry student who for various reasons including single parenthood, married status, or just a greater need for privacy simply could not fit into the typical student dorms. Some are students with families who can only attend school part time or are being retrained by the state, or other vocational training programs, while providing a secure home for their children. Many of the former students that lived in the Grove have graduated and gone on to live successful professional lives. And as has always been, a few of the members of our community are senior citizens and disabled people who avail themselves of the low cost housing and the community support that the Grove provides.

Without the economy and diversity of housing provided by the Grove many of these students will be unable to complete their educations. Many more will lose not only their opportunity for upward mobility but their home and community as well if Action Eight is carried out. This seems to contradict both the spirit and the actual actions required by many of the other policys and goals mandated by the General Plan.

How can we achieve the Goal of "minimize[ing] the chances that a Rohnert Park household would become homeless despite increasing housing costs," or "prevent approximately 15 low income households from becoming homeless each year"[objective 10] if we shut down the only truly low cost housing alternative in the city? And why "...monitor and identify any need for an emergency housing shelter" [objective 11] or "Conduct an analysis of the need for an emergency housing shelter and develop an appropriate project or projects" [Action 31] while tearing down a community that meets many of those needs and provides an opportunity for higher education at the same time within a safe supportive environment?

The Grove was brilliantly designed as "alternative student housing" nearly two decades ago with diversity and economy in mind. Its wide open grassy "common ground," interspersed with numerous trees, shrubs, and garden plots, and its small individual spaces allow for a variety in size and type of trailer. There is the option for private ownership of the individual homes, or rental of an existing unit. It seems to have been designed with the first goal of the current Housing handout in mind, "...such housing shall provide as much diversity in tenure, type, size, location, and cost-of-housing as reasonably feasible."

In fact Action Eight appears to show a lack of understanding of one of the basic concepts of the Grove. It would not be necessary to "tear down" a travel trailer. If they are beyond rehabilitation they can simply be hooked onto and pulled out, and replaced by a unit in better condition. The park infrastructure

is in excellent condition. The large centrally located Community Building, complete with fireplace and adjoining laundromat, and the two large bathhouses, containing both men and womens facilities at either end of the park, are in excellent condition and thoroughly cleaned on a daily basis. The large deep sinks located strategically throughout the Grove are all newly reconditioned. The roadway inside the Grove is paved and vehicles are parked in an adjoining newly designed parking lot with speed bumps and clearly marked spaces.

Given all of this, it seems obvious that the solution to the problem of some of the individual units being old would be to repair or replace them with other units in better condition. Since there is a long list of people hoping to move into the Grove, additional new student housing could be built on an alternative piece of land.

At a time when homelessness is an increasingly difficult and heart breaking problem, it is ludicrous to talk about closing down this wonderfully unique and inexpensive park. Let Sonoma Grove serve as part of the solution to the city and county's growing housing needs. SONOMA GROVE WORKS !!

Council Copies X
Copies to CL X
JN X
PS X
RB X

INTER-OFFICE MEMO

TO: Peter M. Callinan, City Manager and Members of the City Council
FROM: Carl Eric Leivo, Assistant to the City Manager

RE: General Plan Housing Element
DATE: March 14, 1990

The Housing Element has been revised in response to comments from the Department of Housing and Community Development (copy enclosed). Proposed revisions are highlighted in bold print.

The revisions respond to every issue raised by the Department with perhaps two exceptions.

The first exception is that the Housing Element cannot "...demonstrate that the City can accommodate its share of the regional housing need." Language has been incorporated (pp. 4.22-4.24) to indicate that the City has adopted findings which specifically describe the wastewater treatment capacity limit and has imposed a phased housing construction moratorium as described in State law [Section 65584 (d)(2)].

The second exception is identification of sites "...which will accommodate the unmet housing needs of persons and families in need of emergency shelter." At this time, staff does not have a recommended site for an emergency housing shelter.

Within the added text there exist suggested housing programs. These suggestions were not added to the list of actions pending Council authorization to do so. The text analyzes procedural reform, development standards, density increases, inclusionary zoning, manufactured housing, shared living, fee waivers, municipal financing, and mortgage credit certificates. Minor adjustments in objectives, principles, policies, and actions are suggested.

Council members asked for additional information about housing programs and in particular municipal bonds and mortgage credit certificates. Information on housing programs pertinent to Rohnert Park has been copied (enclosed).

Inclusionary Zoning

If a jurisdiction is attempting to alleviate the acute housing shortage for persons of low and moderate income through zoning, it may wish to consider inclusionary zoning. Inclusionary zoning is a type of regulation that requires a minimum percentage of low and moderate income housing in new developments. Inclusionary programs are based on mandatory requirements or on development incentives, such as density bonuses. Most contain the following elements:

- income-eligibility criteria for defining affordability;
- pricing criteria for affordable units;
- restrictions on resale and re-rental of affordable units;
- provisions for in-lieu fees; and
- other provisions regarding on-site or off-site construction requirements, transfer of excess affordable housing credits, etc.

Successful inclusionary zoning is usually supported by higher-density zoning and other housing programs. Downzoning will decrease the effectiveness of inclusionary zoning. (Also, see sections on Fees and Fee Waivers.)

BENEFITS

- ✓ The establishment of inclusionary zoning does not depend on state or federal subsidies or the direct involvement of outside agencies. It is a local requirement under local control.
- ✓ Affordable housing requirements are known with certainty at the earliest stages of project formulation. Over time this may result in lower land costs.
- ✓ Inclusionary zoning expands the supply of affordable housing for low- and moderate-income households by integrating such housing into the community, not isolating and stigmatizing it.



Case Study

Sunnyvale has an ordinance requiring all new residential developments of 20 or more units, located in any zoning district other than R-1 or R-0, to maintain 10% of the total number of units as below-market-rate (BMR) units. In projects with fewer than 20 units, the developer pays an in lieu fee in place of providing the unit or fraction thereof. No bonus units are considered in this calculation. Identification and designation of the BMR units along with resale controls become part of the grant deed, and the controls/restrictions run with the land for a period not to exceed 20 years. The City is responsible for establishing the BMR sales prices and rental rates and for selecting the potential occupants. Of first priority for selection are qualified persons who have lived or worked within Sunnyvale for two years or more. **Contact:** Theresa J. Blake, Housing Division, Department of Community Development, (408) 730-7250.

Case Studies

Palo Alto has used a Below Market Rate (BMR) housing program since 1973. The Plan mandates that in housing developments of 10 or more units, not less than 10 percent of the units should be provided at below market rates to low and moderate income families. In some situations with unusually high construction costs, the city has permitted the developer to pay an in lieu fee for this 10 percent obligation. The fee is calculated to cost the developer the same as the unit contribution. The City applies the fee, proceeds toward acquisition of land for low and moderate income housing developments. The City allows a density bonus of one market rate unit for each BMR unit to a maximum of 15% above the zoning density for the site. **Contact:** Carol Jansen, Chief Planning Official, (415) 329-2604.

Yountville requires that developers of all rental projects and subdivisions with over ten units provide a percentage of low- and moderate-income housing or pay an in-lieu fee. To date, two rental units have been constructed through this program and the town has received approximately \$314,000 from in-lieu fees from one 42-lot subdivision. **Contact:** Michael Foley, Town Planning Consultant (on Tuesdays), (707) 944-8851.

GETTING STARTED

✓ Cities and counties can begin by adopting an inclusionary zoning ordinance as one method to implement policies in their housing element. Inclusionary zoning may apply to both rental and ownership units, single and multiple family projects.

✓ Criteria need to be established to screen the applicants for the low-cost units, since the demand from eligible buyers and renters is sure to exceed the supply.

KEYS TO SUCCESS

✓ Affordable housing requirements should be relatively modest (10-15 percent of the total number of units) if there are no development incentives (density bonuses, fee waivers) to reduce the financial impact on the developer.

✓ The ordinance should provide for alternatives (such as in-lieu fees) for developments that cannot satisfy the inclusionary requirement due to an unusually high cost of construction for a particular site. But in-lieu fees, if too low, may not generate enough housing to construct housing units.

✓ Upzonings and other land use changes to increase residential development capacity should accompany inclusionary zoning. This will help offset the financial impact of inclusionary requirements and fees.

✓ Inclusionary units should be integrated within the project so as not to be distinguishable from the market rate units.

✓ The city/county needs to set up resale controls for continuing the use of the units by eligible occupants on turnover. This requires on-going management and administration; some cities have contracted with local housing authorities to run this staff-intensive activity.

Shared Living

Shared living has various names: communal living, homesharing, and group living. It occurs when people reside together for social contact, mutual support and assistance, and/or to reduce housing expenses. The group may range from two elderly persons sharing a small home to several disabled adults sharing a large single family home. A single mother with an extra bedroom may share her home with an elderly person who helps with childcare and/or living expenses. The degree of assistance can vary from none (other than from other members of the household) to live-in, full-time help.

Small shared living facilities are permitted in all single or multiple family districts. Sec. 1566.3 of the California Health and Safety Code states: "a residential facility which serves six or fewer persons shall not be included within the definition of a boarding house, rooming house, institution or home for the care of minors, the aged, or the mentally infirm. No conditional use permit, zoning variance, or other zoning clearance shall be required of a residential facility which serves six or fewer persons which is not required of a family dwelling of the same type in the same zone."

BENEFITS

- ✓ Shared housing reduces the cost of household maintenance for each member of the group, provides social contact, generates mutual support, increases personal safety and security, decreases the amount of assistance needed from relatives, and integrates special groups (such as the elderly) into the community. Senior projects generate few cars, which eliminates the impact of vehicles on the neighborhood.
- ✓ Government housing subsidies or funds from a sponsoring organization may be used more efficiently in group living situations.

Case Studies

San Carlos and San Mateo County identified surplus land for housing for the developmentally disabled, including an underutilized school parking area. A non-profit applied to the city for the right to purchase and construct a group home for eight developmentally disabled citizens. The city sold the lot for the proposed project for \$1.00. The non-profit used state funds from the Rental Housing Construction program, community development block grants, and private donations. Community meetings were held to educate the neighborhood. No complaints have been received. Staff services are provided with funds from several social service agencies. **Contact:** Ellen Hardtke, Director of Residential Services, Peninsula Association for Retarded Children and Adults (PARCA), (415) 697-7237.

Berkeley and Oakland contract with a non-profit to manage a shared-housing referral and placement program for primarily low-income residents, from emancipated minors to the elderly. The cities have arranged several hundred home-share placements. Outreach is conducted through senior centers, social service providers, and community workshops as well as the media. **Contact:** Barbara Cappa, ECHO Coordinator, (415) 845-9030.

Case Studies

Redwood City has approved the construction of a new shared home for six individuals in a single family neighborhood. A non-profit organization built and manages the 6 bedroom, 3 bath shared-living home. The city donated a vacant, standard city-owned (zoned R-3) to the non-profit. **Contact:** Lois Almen, Executive Director, Human Investment Project, Inc. (HIP), (415) 845-9030; or Tom Passanisi, City Planning Department, (415) 780-7233.

In **San Mateo County**, a private non-profit corporation administers a countywide program which matches housing "providers" and "seekers". The project, which placed over 700 residents during 1988/89, received funding from a California HCD grant, the county, cities (CDBG funds and redevelopment), private individuals and foundations, and from fundraising activities. In return for city participation, the non-profit promises to place a certain number of residents in each city they serve. **Contact:** Lois Almen, Executive Director, Human Investment Project, (415) 348-6660.

GETTING STARTED

✓ Cities and counties can review their zoning ordinances to increase opportunities for shared living arrangements for seven or more persons. Building codes may need to be revised if they require more living space per resident than is available in many homes suitable for conversion to shared living.

✓ Many cities and counties offer counseling services for homesharing by six or fewer persons. A local government interested in sponsoring a new program might contact existing homesharing organizations in the community for advice.

KEYS TO SUCCESS

✓ Group residences need formal sponsors such as community organizations, churches, city government, county welfare department. Each sponsor assumes an ongoing responsibility for the home including the initial arrangements and development, resident selection, hiring supervisory staff (if any), monitoring operations, and providing emergency assistance.

✓ The concept of shared living may be difficult for formerly independent people to accept and the concept of special groups living in predominantly single family neighborhoods may be difficult for neighbors to accept. The involvement of non-profit groups active in homesharing can help overcome these concerns.

✓ Public education that addresses the misconceptions or a lack of knowledge about shared living is a strong element for success.

✓ Concentrate on good design that ensures opportunities for privacy to smooth the resident's transition from single family homes. Some remodeling of the unit may be necessary to provide both private and shared space.

Municipal Bonds

Cities and counties, as well as housing authorities and redevelopment agencies, can play a direct role in the construction of housing by financing private or non-profit developers in the construction of rental housing. As well, localities can issue mortgage revenue bonds to assist first-time homebuyers in the purchase of either new or existing housing. The bonds will be paid off with revenues from the new housing.

Although taxable bonds can be issued, tax-exempt financing is usually favored because the interest rates on such bonds are lower than conventional mortgage rates. Another local option are municipal bonds for use by non-profit developers (501(c)3 bonds) which are less restricted than bonds used for private purposes.

Federal and state restrictions require that local bonds be used to increase affordable housing opportunities with price and income guidelines for first-time homebuyers or, for rental housing, meet requirements that at least 10% of the total units be affordable to, and occupied by, very low-income households (less than 50% of median income) and an additional 10% of the apartments be for low-income households (less than 80% of median income).

The California Housing Finance Agency (CHFA) provides bond financing for first-time home buyers and for the development of rental housing.

For single-family housing, both resale and new construction financing is available for first-time homebuyers through a variety of programs. CHFA also provides permanent financing for new apartments, and subsidizes certain projects through its Housing Assistance Trust, a flexible source of state funds which can offer deferred loans to cover negative cash flows in projects where at least half of the units are for low-income households. For more information contact Dick Phinney at CHFA (916/327-5175).

BENEFITS

- ✓ Municipal bonds help first-time homebuyers

Case Study

Contra Costa County. Since 1982, with exception of one year, the county has applied for and received tax exempt bonds for single family housing development or purchase in all 18 cities within the county. The county invites developers to participate and structures the bond deal for the application. In June 1989, \$45 million was awarded to the county for new construction. This bond issuance provides 8.3% fixed rate financing for first time homebuyers. There are sales price restrictions and income limits. In June 1989, \$152,000 was the maximum sales price and \$101,250 was the maximum FHA loan limit. These loans are available for detached homes, townhouses and condominiums. The developers secure an allocation to a specific project, which can provide 30-year permanent financing for the homebuyer at a very good rate. The county has found that 60% of these funds reach low income households. Contact: Jim Kennedy, Community Development, (415) 646-2035.



Case Study

Fremont has issued \$152 million in tax-exempt bonds to finance the construction of almost 2,400 new apartments since 1984. Besides adding to the overall stock of rental housing, the ten city-financed projects contained more than 500 affordable units for lower income households. Many of these dispersed, integrated apartments surpassed the bond affordability requirements of the time by making over half of the set-aside units available to very low-income families. This additional level of affordability was possible because of density bonuses and fee waivers granted by the city. Furthermore, affordability restrictions were put in place for 20 or 30 years, instead of the required 10 or 15. One bond-financed project, Woodcreek Apartments, is notable for setting aside 60 out of 96 units for lower-income households. Built by a private developer, the city provided the land at no cost, waived a significant amount in fees, and granted the project a density bonus. **Contact:** Carol Lamont, Fremont Housing Director, (415) 745-2836.

obtain mortgages at below market interest rates and they can help finance new apartments construction. Importantly, they allow a local government to become directly involved in the development process. By combining bond financing with land use changes, fee waivers, and other subsidies, a community can gain even greater affordability out of a project.

✓ The housing built with bonds usually has a mix of market rate and affordable units thus integrating low- and moderate-income families within the community, rather than segregating them in separate projects.

GETTING STARTED

✓ A city or county can either approach a developer with the concept, offer bond financing when a specific project has been proposed, or respond to requests for financing. The sponsoring government entity, usually in cooperation with a private and/or non-profit developer, puts together a specific proposal for city council or board approval. The California Debt Limit Allocation Committee, in a competitive process, then allocates bonding authority to the local government. Land use approval can proceed, follow, or occur simultaneously with the local issuance of bonds.

KEYS TO SUCCESS

✓ The lower interest rate on tax-exempt bonds provides only a shallow subsidy, and for the benefit to be maximized other assistance, whether in terms of funding or land use approvals, should be applied. This requires a local government to have the expertise to negotiate with a private or non-profit developer over to how best improve the affordability of the housing.

✓ A clear and legal agreement about the amount, degree, and length of time of below market-rate units must be set, monitored and enforced.

✓ Issuing bonds is both complex and for small projects the administrative costs can be quite high. The involvement of local finance officers and bond counsels is necessary, and joint bonds with another city or county can help spread the cost of issuance.

Mortgage Credit Certificates

This federally created, but locally run, program assists first-time homebuyers in qualifying for mortgages. The IRS allows eligible homebuyers with a Mortgage Credit Certificate (MCC) to take 20% of their annual mortgage interest as a dollar-for-dollar tax credit against their federal personal income tax. This enables first-time buyers to qualify for a larger mortgage than otherwise possible, and thus can bring homeownership within their reach.

Certificates are issued by a local agency, frequently a housing authority, to qualified low- or moderate-income, first-time homebuyers. Certain price limits and resale requirements apply. Authority for the issuance of MCCs must be obtained from the California Debt Advisory Commission (CDAC) in Sacramento, at (916) 324-2585. Use of MCCs may involve forfeiting some mortgage revenue bond funding in cities that use such bonding.

BENEFITS

✓ MCCs greatly increase ownership opportunities for first-time buyers. Since they are assigned to a potential purchaser rather than a specific development, the consumer has a wider variety of housing options including not only new single-family homes, but also more affordable existing housing, condominiums, and townhomes.

✓ With the involvement of real estate agents and private lenders, the local government has much less administrative burdens than with other housing programs.

Case Studies

Marin County. In Marin County, the MCC program is administered by Marin Housing Authority. Applicants must have executed purchase agreements and apply in conjunction with their mortgage loan application through a participating lender. Real estate agents familiar with the MCC program will match eligible houses (\$175,950 - \$183,500) to eligible buyers. The lender can use the MCC tax credit to help qualify the buyer for the loan. The lender qualifies the applicant, and forwards an MCC reservation to Marin Housing, which issues the MCC if available. The MCC program is sponsored jointly by the Marin County Board of Realtors and Marin Housing (Authority). **Contact:** Lori McCann, Marin Housing, (415) 472-4030.

San Mateo. The city is using MCCs on a project specific basis to assist first-time buyers purchase new condominiums. Gateway Commons, a 96 unit ownership project in the city's downtown, is being developed by a regional non-profit on a 2.4 acre site assembled by the city's redevelopment agency and contributed at no cost. The MCCs are an integral financing tool to make the new housing affordable to moderate-income buyers. **Contact:** Ralph Petty, Housing Division, City of San Mateo (415) 377-3390.



Case Study

Santa Clara County established an MCC program in 1987 that has assisted almost 2,300 low- and moderate-income first time homeowners to qualify for a mortgage. The County's bond counsel runs the program for eight cities in the county, thus making it easier for real estate agents and lenders to make use of MCCs. And because of the county-wide approach, first time buyers can shop in several cities for a home. Most of the homes purchased have been existing condominiums. **Contact:** the county, (408) 299-4711, or the bond coordinator, Naphtali Knox, (415) 321-7874.

GETTING STARTED

- ✓ The first step is to ascertain the feasibility of MCCs through an understanding of local home prices and federally-determined price limits.
- ✓ Since real estate agents and lenders will implement the program, their early and continued involvement will greatly enhance the usability of MCCs.
- ✓ MCCs are administered by a local agency (frequently by a county-wide entity), which must apply to CDLAC for an allocation which may reduce the ability of a local government to issue bonds for new construction. A jurisdiction needs to have clear priorities for the use of its bonding authority.

KEYS TO SUCCESS

- ✓ The support and participation of local real estate agents and lenders is the key determinant of success in this program. In addition, the involvement of county government may ease the administrative costs and increase the visibility of MCCs to prospective buyers.
- ✓ Because MCCs must be used within the jurisdiction of issue, county-wide or multi-jurisdictional programs will be most effective.
- ✓ Communities can establish their own criteria for selecting applicants.
- ✓ Publicity of the program and advising of applicants are also important and may be well handled by the private sector.

CONSERVATION ELEMENT RECOMMENDATIONS

Page Item

- 5.4 A recent water sample test result was included in the March, 1990 City Newsletter. No explanation was given for the notation N.D., which appears often in the data. Also, no explanation was noted regarding the less than ideal taste of our water. One member of Concerned Citizens placed 3 filter units on his incoming water line and must change them every other month or more often to eliminate excessive particulate matter that they otherwise would be drinking. Do we test for that problem?
- 5.5 Figure 5.4 Could we add some average ranges of water usage for cities near us that have individual water meters on houses and businesses?
- 5.5 Add discussion about potential contamination from manufacturing discharge of high technology companies like Hewlett Packard.
- Add discussion about seepage from septic systems in Cannon Manor into nearby well water sources.
- Can we show a comparison of our water quality to New York City tap water, which reportedly is one of the best for major metropolitan areas.
- 5.11 Why do we plan to double our water pumping capacity in a general plan for a city of 40,000 which is already around 35,000?
- 5.12 Section 5.7 By what standards is "relatively few days of polluted air" an accurate statement. This paragraph appears misleading as many residents have expressed concern about the number of days of "beige sky" every year. How limited is temperature inversion? How many days per year and how has the severity changed over the past years.
- 5.13 Section 5.8 Item #5 Change to "Insure and Improve" safe drinking water for residents of R.P.
- 5.13 #12 & 13 See note on page 2
- 5.14 Add the following new items:
- Encourage the installation of Solar Energy (passive and active) in all new construction including financial incentives.
 - Create a plan to eliminate either the septic systems in Cannon Manor or the use of water from wells in any are that could become contaminated by those systems.
 - Require individual site water metering for all new construction, (business, commercial, industrial and residential).
 - Develop a Hazardous Waste education and collection program to be implimented within 1-year. (Almost 88% of 4000+ surveyed agree)
 - Publish existing levels or volumes of toxins emitted by local businesses and industries and discarded in solid and liquid waste by households. Plan and conduct studies to obtain the needed data.

CONSERVATION ELEMENT RECOMMENDATIONS

Page Item

5.14 Recommended new items to be added (continued):

- Publish the average family water usage
- Prepare and publish a comparison of water usage in metered to non-metered usage.
- Prepare and publish a study of the number of "beige air" days and inversion layer days.
- Prepare and publish a study to determine the cost to retro-fit all Rohnert Park homes and buildings with water meters including the anticipated water savings and the potential break-even point where that expense might be paid for in reduced water costs. Include an evaluation of innovative and creative financing plans. Also include the estimated cost of the 13.0 million gallon capacity pumping station that is on page 5.11 to allow a comparison of the cost to continue extravagant water usage versus the cost to have people "pay-as-they-use" water more efficiently.
- 75% of the 4000+ survey respondents agreed that the City should do more to encourage water conservation.
- 80% of survey respondents will use the new recycling program. Did we give plastic boxes to apartment dwellers to help them sort and carry recyclables to an apartment complex collection area?

5.13 #12 & 13 Provide in this 5-year plan only for sewage treatment capacity and water supply for the city of 40,000 that this plan defines.

HOUSEHOLD HAZARDOUS WASTE REFERENCE CHART

	SUBSTANCE	PROBLEM	PROPER DISPOSAL	ALTERNATIVES
PESTICIDES & HERBICIDES	Rodent bait	Lethal to humans and pets in minute quantities, such as one taste.	Use up according to directions or take to hazardous-waste collection site.	Cats; traps; chopped bay leaves and cucumber skins
	Insect repellent	Poisonous. One teaspoonful may be lethal to an adult.	Use up according to directions or take to hazardous-waste collection site.	Screens; protective clothing; creams or lotions are occasionally effective
	Garden herbicides, insecticides, fungicides, etc.	Poisonous. Can persist in the environment. Especially hazardous around food plants.	Use up according to directions or take to hazardous-waste collection site.	Strong hosing or hand picking; keep garden clean; use "natural" insecticides such as pyrethrins, or predators such as ladybugs
HOME & PERSONAL PRODUCTS	Drain cleaners	Poisonous. Can cause serious burns. May contain carcinogens.	Wash down drain with lots of water or take to hazardous-waste collection site.	Boiling water; plunger; metal snake
	Oven cleaners	Poisonous. Can cause serious burns. May contain carcinogens. Spray cans the most dangerous.	Use up according to directions or take to hazardous-waste collection site.	Salt; quarter cup of ammonia overnight
	Toilet cleaners	Poisonous. Can cause serious burns. One teaspoonful may be lethal to an adult.	Wash down drain with lots of water.	Mild detergent or small amounts of bleach
	Spot removers	Poisonous. Most are solvent-based. May be carcinogenic.	Use up according to directions or take to hazardous-waste collection site.	Immediate cold water and detergent; rubbing alcohol; or a little acetone
	Silver polishes	Poisonous. May contain carcinogens. One ounce may be lethal to an adult.	Use up according to directions or take to hazardous-waste collection site.	Soak silver in water with baking soda, salt, and small piece of aluminum foil
	Furniture polishes	Include various poisonous solvents. One ounce may be lethal to an adult.	Use up according to directions or take to hazardous-waste collection site.	Mineral oil with lemon oil (but this may strip finish) or Carnauba wax
	Cleansers and powder cleaners	Strong oxidizers. Poisonous. Can cause burns.	Wrap tightly in plastic, place in a box, tape shut, and put in garbage.	Baking soda and mild detergent; elbow grease
	Window cleaners	Contain harmful chemical compounds and sometimes carcinogens. May cause birth defects.	Wrap tightly in plastic, place in a box, tape shut, and put in garbage.	Vinegar and water
	Mothballs	Contain poisonous chemical compounds.	Use up according to directions or take to hazardous-waste collection site.	Cedar chips; newspapers; wrap wool clothing in plastic bags during warm seasons
	Bleach & liquid cleaners	Contain strong oxidizers. Can cause burns.	Wash down drain with lots of water.	Use powder, not liquid bleach
AUTOMOTIVE & PAINT PRODUCTS	Dyes	Poisonous, especially to kids; don't use cooking utensils when dyeing. May be carcinogenic.	Wrap tightly in plastic, place in a box, tape shut, and put in garbage.	Use vegetable dyes such as onion skins, teas, marigolds
	Motor oil, brake & transmission fluid	Contain poisonous chemical compounds. Oil also has lead, other metals. Fluid may be lethal.	Take to service station or local waste-oil recycling center.	None
	Antifreeze	Sweet-tasting, poisonous, may be lethal; don't leave puddles where kids, pets can get to them.	Wash down drain with lots of water.	None
	Car batteries	Contain lead and are highly acidic (can produce serious burns).	Trade in or take to special recycling center (see phone book).	None
	Paints*	Contain solvents and other poisonous chemical compounds.	Tightly wrap residue and place in garbage or donate to someone who needs paint.	None; use water-based (latex) paint if possible; avoid aerosol sprays
	Lacquer, varnish, thinner, & stripper	Poisonous. Solvent-based. Some are flammable and carcinogenic.	Use up according to directions or take to hazardous-waste collection site.	None; except for stripper, sand off old finish in well-ventilated area

*Old, lead-based paints are toxic and should not be used. Take them to a hazardous-waste collection site (or store them until one is available).

Sources: Citizens for a Better Environment; Selma Bendix, Bendix Environmental Research, Inc.

DOCTOR

HOSPITAL

POLICE

POISON CENTER

RECYCLING CENTER

IMPORTANT TELEPHONE NUMBERS

CONSERVATION ELEMENT RECOMMENDATIONS

Page Item

- 5.4 *70* A recent water sample test result was included in the March, 1990 City Newsletter. No explanation was given for the notation N.D., which appears often in the data. Also, no explanation was noted regarding the less than ideal taste of our water. One member of Concerned Citizens placed 3 filter units on his incoming water line and must change them every other month or more often to eliminate excessive particulate matter that they otherwise would be drinking. Do we test for that problem?
- 5.5 Figure 5.4 Could we add some average ranges of water usage for cities near us that have individual water meters on houses and businesses?
Compared w/ cities that do have rate
- 5.5 Add discussion about potential contamination from manufacturing discharge of high technology companies like Hewlett Packard.
new seeing problems as afterwards... address - monitor
Add discussion about seepage from septic systems in Cannon Manor into nearby well water sources.
12 of 12
- Can we show a comparison of our water quality to New York City tap water, which reportedly is one of the best for major metropolitan areas. *✓*
- 5.11 Why do we plan to double our ^{waste} water pumping capacity in a general plan for a city of 40,000 which is already around 35,000?
- 5.12 Section 5.7 By what standards is "relatively few days of polluted air" an accurate statement. This paragraph appears misleading as many residents have expressed concern about the number of days of "beige sky" every year. How limited is temperature inversion? How many days per year and how has the severity changed over the past years.
- 5.13 Section 5.8 Item #5 Change to "Insure and Improve" safe drinking water for residents of R.P. *✓*
- 5.13 #12 & 13 See note on page 2
- 5.14 Add the following new items:
- 1. Encourage the installation of Solar Energy (passive and active) in all new construction including financial incentives. *✓*
 - 2. Create a plan to eliminate either the septic systems in Cannon Manor or the use of water from wells in any are that could become contaminated by those systems.
 - 3. Require individual site water metering for all new construction, (business, commercial, industrial and residential).
 - 4. Develop a Hazardous Waste education and collection program to be implimented within 1-year. (Almost 88% of 4000+ surveyed agree)
 - 5. Publish existing levels or volumes of toxins emitted by local businesses and industries and discarded in solid and liquid waste by households. Plan and conduct studies to obtain the needed data.

CONSERVATION ELEMENT RECOMMENDATIONS

Page Item

5.14 Recommended new items to be added (continued):

- 6 Publish the average family water usage
- 7 Prepare and publish a comparison of water usage in metered to non-metered usage.
- 8 Prepare and publish a study of the number of "beige air" days and inversion layer days.
- 9 Prepare and publish a study to determine the cost to retro-fit all Rohnert Park homes and buildings with water meters including the anticipated water savings and the potential break-even point where that expense might be paid for in reduced water costs. Include an evaluation of innovative and creative financing plans. Also include the estimated cost of the 13.0 million gallon capacity pumping station that is on page 5.11 to allow a comparison of the cost to continue extravagant water usage versus the cost to have people "pay-as-they-use" water more efficiently.
- 10 75% of the 4000+ survey respondents agreed that the City should do more to encourage water conservation.
- 11 80% of survey respondents will use the new recycling program. Did we give plastic boxes to apartment dwellers to help them sort and carry recyclables to an apartment complex collection area?

5.13 #12 & 13 Provide in this 5-year plan only for sewage treatment capacity and water supply for the city of 40,000 that this plan defines. ✓

page 2 of 2

Harvey Bell
March 19, 1990

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Division of Housing Policy

Development

1800 3rd Street, Room 430

P. O. Box 952053

Sacramento, CA 94252-2053

(916) 323-3176



January 17, 1990

Mr. Peter M. Callinan
City Manager
City of Rohnert Park
6750 Commerce Boulevard
Rohnert Park, California 94927

Dear Mr. Callinan:

RE: Review of Rohnert Park's Draft Housing Element

Thank you for submitting the Rohnert Park draft housing element, received December 18, 1989, for our review. As you know, we are required to review draft housing elements and report our findings to the locality (Government Code Section 65585(b)).

Identified concerns were reviewed in a telephone conversation on December 21, 1989, with Carl Leivo, the City's Assistant Manager. This letter and appendix contain a summary of that discussion.

The draft element is well written and responds to many of the identified needs of the City. In our opinion, however, revisions are needed for the element to comply with State housing element law (Article 10.6 of the Government Code). In particular, the element should include an evaluation of the City's previous housing element; additional analysis of special housing need groups; programs to provide adequate sites, assist in the development of low- and moderate-income housing, remove governmental constraints where they exist, and promote equal housing opportunities. The appendix to this letter outlines these and other recommended changes.

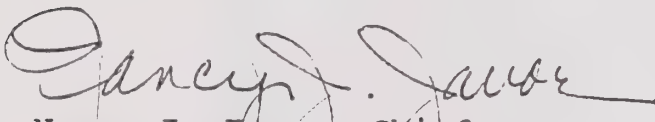
The recently enacted general obligation bond programs, established by Proposition 77 (California Earthquake Safety and Housing Rehabilitation Bond Act of 1988) and Proposition 84 (Housing and Homeless Bond Act of 1988) could be a source of funds for the implementation of your housing programs.

We hope our comments are helpful to the City and we appreciate the assistance of Mr. Leivo during the course of our review. If you have any questions about our comments, please contact Jeff Spano of our staff at (916) 323-6174.

Mr. Peter M. Callinan
Page Two

In accordance with requests pursuant to the Public Information Act,
we are forwarding copies of this letter to the persons and
organizations listed below.

Sincerely,


Nancy J. Javor, Chief
Division of Housing Policy
Development

NJJ:JS:bt

Attachments

cc: Carl Leivo, Assistant Manager, City of Rohnert Park
Deanna Beeler, California Rural Legal Assistance
Warren Salmons, City of Petaluma
Bob Harkavy, California Rural Legal Assistance
Gary Hambly, Building Industry Association
Tom Cook, Bay Area Council
Revan A. F. Tranter, Association of Bay Area Governments
Kathleen Mikkelson, Deputy Attorney General
Bob Cervantes, Governor's Office of Planning and Research
Richard Lyon, California Building Industry Association
Kerry Harrington Morrison, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Christine D. Reed, Building Industry Association

APPENDIX

City of Rohnert Park

The following changes would, in our opinion, bring Rohnert Park's housing element into compliance with Article 10.6 of the Government Code. Following each recommended change or addition, we refer to the applicable provision of the Government Code. Where particular program examples or data sources are listed, these suggestions are for your information only. We recognize that Rohnert Park may choose other means of complying with the law.

A. Review and Revision

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element (Section 65583(a) and (b)). The following information should be included to complete the analysis:

1. "Effectiveness of the element" (Section 65588(a)(2)): A description of the actual results of the earlier element's goals, objectives, policies, and programs. The results should be quantified where possible, but may be qualitative where necessary (e.g., mitigation of governmental constraints).
2. "Progress in implementation" (Section 65585(a)(3)): Provide an analysis of the significant differences between what was projected or planned in the previous element and what was achieved.
3. "Appropriateness of the goals, objectives, and policies" (Section 65583(a)(1)): Describe how the goals, objectives, policies, and programs of the updated element incorporate or reflect what was learned from the prior element analysis.

The most recent City element we are aware of is a 1983 adopted element. The current draft should review the City's goals, objectives, policies, and programs pursuant to the planning period of the adopted element. Additionally, the draft should describe progress made during the previous planning period (1985-1990), including a comparison of housing production with regional share figures.

B. Housing Needs, Resources, and Constraints

1. Analyze and document household characteristics (Section 65583(a)(2)). The element should include the total number of households in the community, including tenure (owner and renter), where available.

2. Analyze the special housing needs of the handicapped, elderly, large households, and families and persons in need of emergency shelter (Section 65583(a)). Information contained in the Housing Assistance Plan, tables and narrative, could provide data for analysis of some of these special need groups.
 - a. An analysis should examine the nature of the need and evaluate resources and program options available to the City to meet any identified need.
 - b. The analysis should address characteristics such as tenure (owner and renter) to help identify the specific needs of the elderly and large households.
 - c. The element briefly mentions homelessness. However, the element should include an estimate or count of the daily average number of those seeking emergency shelter or transitional housing and indicate whether the homeless need is being met by existing services. If there is unmet need, adequate sites for emergency shelter and transitional housing should be identified to accommodate this need (Section 65583(c)(1)).
3. Analyze the City's land use controls, building codes and their enforcement, and on- and off-site improvement requirements as potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels (Section 65583(a)(4)). For example:
 - a. According to the element, "The City of Rohnert Park adheres to stringent design standards." The element should analyze all design standards as possible constraints to the development of low- and moderate-income housing.
 - b. Expand the analysis of the City's limited wastewater treatment capacity. Specifically, the analysis should include a full discussion the processes used to establish capacity allocations on both a regional and local level. For example, the element states, "All excess capacity included in Rohnert Park's wastewater treatment capacity allocation has been assigned for the next few years." We understand that the excess capacity was assigned through an informal process with developers. The element should describe this process.

Where constraints exist, the element should include programs to mitigate them or, where appropriate and legally possible, remove them (Section 65583(c)(3)).

4. Analyze the availability of financing, the price of land, and the cost of construction as potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels (Section 65583(a)(5)).

The analysis of the availability of financing should consider whether financing is generally available, whether interest rates are significantly different from surrounding areas, and whether there are mortgage deficient areas in the community for new construction or rehabilitation loans.

Information on the availability of financing may be available from local financial institutions under the federal Home Mortgage Disclosure Act (HMDA), which requires specified lending institutions to disclose the number, amount and location of mortgage and rehabilitation loans originated or purchased, and under the Community Reinvestment Act (CRA), which requires that specified lending institutions help meet the credit need of their communities. The CRA requires that each lending institution covered by the act provide maps describing its lending areas and information about the types of loans it provides, and that a public file be established containing written comments from the community regarding the institutions's CRA performance. Lending institutions not covered under HMDA may be required to provide comparable information by State disclosure law (Section 35816 of Health and Safety Code).

The analysis of land cost could include an estimate of the average per unit cost of land, or the range of per unit costs for land in single-family and multifamily zoned areas. The construction cost analysis should focus on cost to the developer, exclusive of profit, but including land, fees, material, labor, and financing.

5. The City should be aware of a recent amendment to housing element law (Chapter 1451, Statutes of 1989) requiring all housing elements to include, by January 1, 1992, additional needs analyses and programs to address the potential conversion of assisted housing developments to non-low-income housing uses during the next ten-year period. Assisted housing developments are defined to include any multifamily rental housing assisted under any of the following programs:

1. Federal: Section 8, 213, 221(d)(3), 236, 202, and 101; CDBG and FmHA Section 515.
2. State: Multifamily bonds.
3. Local: Multifamily bond, redevelopment, in-lieu, inclusionary, and density bonus programs.

We have attached a listing of low-income rental units subject to termination of federal mortgage and/or rent subsidies in Rohnert Park, from a recent inventory prepared by the California Coalition for Rural Housing Project, to assist the City with this analysis.

HCD is developing a technical assistance document to assist localities in meeting this new requirement.

C. Quantified Objectives

Establish the maximum number of housing units which can be conserved during the planning period of the element (Section 65583(b)). The conservation objective refers to the preservation of the existing affordable housing stock. For example, the City could provide objectives for its participation in the Section 8 program which preserves the affordability of rental units.

D. Programs

1. Include program actions to identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate the development of a variety of housing sites for all income levels, including emergency shelters and transitional housing (Section 65583(c)(1)). For example:
 - a. The identified sites in the inventory of land suitable for residential development do not demonstrate that the City can accommodate its share of the regional housing need. Actions the City could consider to provide adequate sites include rezoning or upzoning to provide for higher density residential use.
 - b. If necessary, as noted in B-2 above, sites should be identified which will accommodate the unmet housing needs of persons and families in need of emergency shelter (Section 65583(a)(6)).
2. Include programs which address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing (Section 65583(c)(3)). The appropriateness of the City's mitigating actions cannot be determined in the absence of a full constraints discussion (see item B-3 above).

3. In our opinion, the element should provide more detailed program descriptions and commitments to ensure that the City can meet housing element program requirements (Section 65583(c)(1-5)). For example:
 - a. Program #2 - Describe the specific action the City will undertake and how that action relates to the City's housing goals and objectives.
 - b. Program #3 - How much land, suitable for residential development, will be identified by the Planning Commission?
 - c. Program #4 - When will the plan for extension of public facilities and services to residential development sites be implemented?
 - d. Program #5 - How will the City encourage voluntary maintenance?
 - e. Program #21 - The City should be aware that growth management programs which unduly constrain housing development may preclude a locality from meeting its obligations under housing element law. For further information, please refer to the enclosed review of statutory and constitutional issues with regard to growth limitation ordinances.
4. The element should describe how the City promotes equal housing opportunities for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, or color (Section 65583(c)(5)). A local equal housing opportunity program should provide some means for the resolution of housing discrimination complaints and should be promoted throughout the community. For example, some communities distribute fair housing posters on buses, in public libraries, and in community centers. The City may wish to create a fair housing council which can investigate and resolve discriminatory complaints.
5. Include programs to assist in the development of adequate housing to meet the needs of low- and moderate-income households (Section 65583(c)(2)). For example, the City could consider the following program options utilized by other localities:
 - a. Establish a local housing authority or nonprofit development corporation to develop or operate low- and moderate-income housing.
 - b. Utilize appropriate federal and state financing and subsidy programs such as State Rental Housing Construction Program and Community Development Block Grants.

- c. Utilize bonding and redevelopment authority.
- d. Use land write-downs or sell off surplus lands for affordable housing.
- e. Provide fast-track processing for low- and moderate-income housing projects.
- f. Reduce development standards for low- and moderate-income housing projects.



APPENDIX XVII

**CITY COUNCIL
GENERAL PLAN MEETING**

March 26, 1990

The City Council's review of the Draft General Plan continued on March 26, 1990. Invitations were sent to 161 individuals and two notices were published in the Clarion. The meeting began at 6:00 p.m. and was held at City Hall, 6750 Commerce Boulevard.

The Mayor opened the meeting and asked for additional comments regarding the Conservation, Open Space, Noise, and Safety elements. Topics discussed by members of the public included: water supplies, the definition of open space, creating a open space buffer, waterways, earthquake safety, a third golf course, noise setbacks, traffic noise from a heliport, declaring Rohnert Park as a nuclear free zone, limiting the height of buildings, cleaning up after dogs, hazardous materials, creation of a new city, septic systems in Canon Manor, water quality, wastewater treatment capacity, use of pesticides and herbicides, and bicycling. On two occasions during the meeting, additional citizens arrived late, and the Mayor asked for additional public comments.

There being no further public comments, the City Council reviewed the Conservation, Open Space, Noise, and Safety elements. The Council made changes that would be included in the Final Draft of the General Plan.

ROHNERT PARK CITY COUNCIL
Adjourned Regular Meeting
Monday, March 26, 1990

AGENDA

6:00 p.m. Call to Order, Pledge of Allegiance
Roll Call (Cochran_Eck_Hopkins_Spiro_Hollingsworth_)

NOTE: If you wish to speak on an item under discussion by the Council which appears on this agenda, after receiving recognition from the Mayor, please walk to the rostrum and state your name and address for the record.

General Plan Review and Update

1. Verification of amendments to Chapter 4, Housing
2. Review and amendment of Chapter 5, Conservation, Chapter 6, Open Space, Chapter 7, Noise, and Chapter 8, Safety
 - a) Public appearances - for public comment on Chapters 5 through 8
 - b) Council review and amendment

Miscellaneous staff reports (if any)

Other unscheduled public appearances

Adjournment no later than 9:00 p.m.

CONSERVATION ELEMENT RECOMMENDATIONS

On pages 3.7-5 through 3.7-6 of the Draft Environmental Impact Report for the General Plan, Our current water use from both wells and the Sonoma County Water Agency was 5.5 million gallons per day (in 1988, the last data available)

Rohnert Park has requested 15 million gallons per day from the SCWA, based upon growth projected within the sphere of influence sometime after year 2000.

Why are we requesting this huge capacity of water supply for a city of 40,000 at this time.

I urge us to handle the water needs of our foreseeable future, based on the desires of our residents, the majority of whom appear not to want high volume growth in the city's population.

This is a third page to be added to two pages submitted at the last hearing.

Harvey Bell 3/26/90

OPEN SPACE ELEMENT RECOMMENDATIONS

The Open Space Element is one of the most disappointing sections of the Draft General Plan. That is so because nearly half of the content demonstrates a lack of understanding as to what "open space" is. Much of the content, although good content as part of our General Plan, is placed improperly in this section and belongs more appropriately in the Land Use, Circulation and Conservation Elements.

Essential to the preparation of an accurate "Open Space" Element is adherence to the definition of "open space" itself, as it appears on page 6.1, which defines "open space" as "... essentially unimproved...".

Please see the attached sheets titled LAND USE ELEMENT RECOMMENDATIONS and RELOCATION SUGGESTED for recommended relocation of some of the text from the Open Space Element.

In addition, the following comments apply to the Open Space Element:

Page Item Comment

6.1 Introduction: After the first paragraph which defines "open space", add a second paragraph:

Rohnert Park will actively pursue the acquisition and permanent protection of open space to create the desired buffer to neighboring development. Significant Open Space is desired as community separators to permanently assure the maintenance of our semi-rural area and our fairly small town feel. Adequate open space is desired and required in order to maintain the desired quality of life in Rohnert Park. (71.8% of the over 4,000 residents surveyed agree that a greenbelt should be established around Rohnert Park.)

6.1 Second column: (end of the first paragraph) ... sense of a rural setting. This will continue to be the case for many years ...

Change the dialogue to state the commitment of our residents and city to permanently preserve a greenbelt around our city so that the sense of a rural setting can be experienced as one leaves the city in most any direction.

6.1 Second column: (second paragraph) Has our sphere of influence been changed to that discussed at previous General Plan hearings? Has the City Council considered, calendared or passed a resolution rolling back the sphere of influence to the current city limits (with one small exception)?

6.2 First paragraph: NO! NO! NO! Open Space Land CANNOT BE developed public parks, golf courses, school sites, civic building plazas, parking lots, cemeteries or business/industrial setbacks. OPEN SPACE is OPEN SPACE! See page 6.1

6.2 Objective 2. Add that the remainder of the area should be left or restored as a riparian corridor and kept as a natural habitat for wildlife.

6.3 Standard 7. In order to preserve vistas, no building should be higher than 3 stories. In addition to being unsafe in our earthquake vulnerable area, five story buildings block the view in flat areas like Rohnert Park.

OPEN SPACE ELEMENT RECOMMENDATIONS (continued)

Page Item Comment

- 6.3 #2 64.6% of the over 4,000 residents surveyed disagreed that the community should have a third golf course, and 14% more were not interested in golf enough to answer. Who are all these golfers we are building for? Drop this proposal in the interest of serving the majority of residents here.
- 6.3 Proposal 7 Add that we shall leave and/or restore the riparian corridor as a natural habitat for wildlife.
- 6.3 #9 Change to "Acquire the land for a large community park site. (The area bordering SSU might better serve the University (and help avoid more unnecessary traffic through our city) be zoning it for Student Housing).
- 6.4 End of Proposal 12 from page 6.3 If we have or will reduce our sphere of influence to our current city limits, then change the sentence to "...within and beyond the current city limits.

Nearly three-fourths of all people surveyed (almost 72%) want a permanent greenbelt around our city. This item was the fourth highest landslide in the survey and demands specific and major effort toward its accomplishment. For that reason, the following additional items should be added as Proposals

- 6.4 - Create a Department of Open Space to administer over the creation of the desired greenbelt and open space and to prepare for, provide and monitor the development and maintenance of the open space region. (This will avoid Open Space continually getting lost, confused or overridden by Parks and Recreations, golf courses and other "developed" recreational land uses.
- 6.4 - Add an "open space" category for land use to allow permanent designation of land within the city limits as "Open Space".
- 6.4 - Form an Open Space Committee to identify desirable open space for permanent protection and to develop plans and actions (proposals) to create the desired buffer zones within a prescribed time period.
- 6.4 - The first priority of the Department of Open Space and the Open Space Committee will be to determine the need for open space, that is, the size of an adequate greenbelt that will meet the desires of the residents of the community to balance the existing current size of our city.
- 6.4 - Any future annexation must first take into account and provide for the pent up need for open space as defined by the Department of Open Space and Open Space Committee and in agreement with the desires of the residents of the community. Any additional annexation after the pent-up need is satisfied shall be required to provide a desired ratio of "open space" to "developed" land.

The following sections appeared in the Planning Commission Draft of the General Plan. These pieces of text, although in a general sense may contribute to a feeling of openness, actually have no relationship to the Open Space Element in which they appeared, given the true definition of "open space". This can all be added to the Land Use Element with a heading such as "Neighborhood Parks". (The numbers below refer to numbering in the Draft General Plan.)

NEIGHBORHOOD PARKS

P 6.1

Rohnert Park should continue to acquire park sites with the maximum possible street frontage such as the case with Paul and Gloria Golis Park, which has street frontage on three sides plus pedestrian and visual access to cul-de-sacs on the remaining sites. Such maximum street frontage creates a visual open space to people living and traveling along these streets.

Objectives: P 6.2

1. To provide adequate and easily accessible areas for active and passive recreation for residents, the parks and schools should be associated spatially to serve each neighborhood.
3. Continue to require dedication of adequate park sites with ample street frontage as a condition of development.
4. Require larger than normal set backs for development at major intersections and along major roadways and reverse frontage such as the Expressway, Redwood Drive, Commerce Boulevard, Snyder Lane, and Golf Course Drive so as to create as much visual open space as possible.
5. Require maximum street frontage for public facilities, parks, school grounds, and civic buildings for visual exposure.

Standards: P 6.3

1. Neighborhood park sites of at least five acres shall be provided in each new neighborhood. The park site shall be adjacent to an elementary school site. If the park sites are not adjacent to elementary school sites, they should be at least ten acres in size.
2. Neighborhood park sites shall have street frontage on at least three sides.
4. Professional/commercial/industrial buildings shall be set back as far as possible on the lots in order to provide wide visual open space and pleasing landscaping.

Proposals:

1. Since the School District has indicated an interest in acquiring a portion (10 acres) of the City's public facility site in Neighborhood "M", the City should take measures to acquire additional land in the area so that the opportunity for maximizing recreational open space and the opportunity to provide an open space feeling in the neighborhood is not lost.

The following sections appeared in the Planning Commission Draft of the General Plan in the Open Space Element. It appears that they would more logically be placed as shown below.

CONSERVATION ELEMENT

Standards p6.3

6. Require, where economically feasible, the use of treated wastewater for irrigation of golf courses, parks, large landscaped areas, and agricultural lands.

CIRCULATION ELEMENT

Standards p6.2

3. Bike paths and pedestrian walks shall be developed along the top of the banks on all drainage channels where feasible. The width of the right of way for the pathway shall be a minimum of 15 feet. The paths shall be paved and shall be 8 feet in width with the remainder of the right of way devoted to landscaping.

Proposals p6.3

8. Consider acquisition of the Northwestern Pacific Railroad right-of-way if it is ever ceased to be used for a rail transit and develop it as a pedestrian/bike path that could extend through the middle of the City, connecting many neighborhoods and areas.
11. The City shall encourage the development of a bicycle/pedestrian path developed from the City to Crane Canyon Regional Park.

NOISE ELEMENT RECOMMENDATIONS

Page Item Comment

- 7.7 Policies: Add one stating that the setbacks for new housing subdivisions should be increased, especially where two-story homes, apartments or condominiums are included near the circumference of the development.
- 7.8 #4. Mitigation measures may or may not make up for the added noise. Why not eliminate any projects that would cause 3 dB or more increases in L_{dn}, period, and not allow any project to cause the L_{dn} to raise above 60 dB
- 7.8 Add a new item calling for a study to find out what increase in traffic flow along each major artery and street would be necessary to cause an increase above the allowable 45 dB L_{dn} Interior noise standard. This data could be useful in planning for the proper location of housing, businesses and open space to best serve the residents
- 7.10 #2 Add a program to publicize the law regarding nuisance noisy vehicles and the "non-emergency" phone number people should call if they have one in their neighborhood.
- 7.10 Add: There is no mitigation for local helicopter traffic noise. Therefore, no Heliport or Helipad shall be constructed or assigned within, or supported near the city limits.
- 7.8 Add a new item: No Heliport or Helipad shall be constructed or assigned within the city limits and no support shall be given for such near the city limits.

SAFETY ELEMENT RECOMMENDATIONS

Page Item Comment

8.7 Left Column, 4th paragraph. It has been disputed whether it is true that there is no real risk of an epicenter along a fault near Rohnert Park. There have been news reports regarding the Healdsburg/Rogers Creek Fault noting the probability of a quake of 7.1 magnitude there. Have we over-minimalized the real risk here?

Should the local earthquake fault information be updated?

8.14 #27 Delete the Heliport - by popular demand.

8.14 #28 Add a time line, such as within 1 year.

Add the following items:

8.14 - Declare Rohnert Park to be a Nuclear Free zone. Nuclear materials in this area can only lead to waste disposal and potential accidental exposure hazards. As a large part of our current water supply comes from wells, allowing any industrial use of nuclear fuels could be harmful to all of us through the cooling water discharge. Let's avoid any potential major hazards that are unnecessary. Nuclear fuels and materials are not needed here.

8.14 - Limit the maximum height of buildings to a 3 story limit to assure better safety in the event of fires or earthquakes. (In addition to preserving the open scenic vistas for all residents).

8.14 - Propose a "Pooper Scooper" ordinance. Dogs are great. So are kids who play in the schoolyards and parks after the dogs have left their little "surprises" in the grass. For health safety of the very young who still don't know which things are O.K. to eat, and for general cleanliness, let's require pet owners to clean up after their pets in all public places.

8.14 - Publish the levels of toxins emitted by local industries and discarded as solid waste to our landfill or dumped into our sewage system. Also publish the major toxins discarded by households. Create a plan to easily allow the collection of most easily handle-able toxic products, such as a fourth box with the recyclables for left over weed killers, ant sprays, flashlight batteries, etc.

Honorable Arthur Hollingsworth
Mayor of the City of Rohnert Park
City Hall
Rohnert Park CA 94928

March 25, 1990

Dear Mr. Hollingsworth,

Please preserve the diversity of life in and around Rohnert Park by implementing concrete measures to insure that Goal no. two of the open space section of the draft General Plan is carried out. This Goal states, "discourage conversion of open space and agricultural lands to urban uses outside city limits." The plan mentions that "as one leaves the city to the east or west one gets a sense of a rural setting and that this will continue to be the case for many years as long as the City continues to grow and develop in an orderly manner".

This Goal can be implemented by combining objectives #1 and #2 on p. E5 of the draft general plan handout so that it reads as follows: "Begin efforts to preserve open space by establishing a plan in 1990 for acquisition of large parcels of land and/or development rights within the City and its sphere of influence so as to create a permanent open space border around the City."

"Open space land, once lost is generally lost forever" (p. 6.1 open space introduction of the Draft). This plan must take measures to insure that long term quality of life for all citizens of Rohnert Park takes precedence over the short term development interests of the few.

Thank you for your consideration of this important issue.

Sincerely,

Linda Branscom

Rohnert Park City Council Minutes

March 26, 1990
GENERAL PLAN
Adj. Regular Mtg.

The Council of the City of Rohnert Park met this date in adjourned regular session commencing at 6:00 p.m. in the City Offices, 6750 Commerce Boulevard, Rohnert Park, with Mayor Hollingsworth presiding.

Call to Order

Mayor Hollingsworth called the adjourned regular session to order at approximately 7:00 p.m. and led the pledge of allegiance.

Roll Call

Present: (4) Council members Eck, Hopkins, Spiro and Hollingsworth
Absent: (0) None
Late: (1) Councilman Cochran (Time of arrival is noted in these minutes)

Staff present for all or part of the meeting: City Manager Callinan, City Attorney Flitner, Planning Director Skanchy, Director of Public Works/City Engineer Brust, Assistant to the City Manager Leivo, and Director of Public Safety Dennett.

Housing element

Mayor Hollingsworth welcomed those in the audience to tonight's meeting. He advised that the Council had received copies of the Chapter 4, Housing Element of the General Plan which included the Council's amendments. Discussion followed regarding the amended Housing Element.

Upon motion of Mayor Hollingsworth, seconded by Council member Spiro, and unanimously approved, the amendments to Chapter 4, Housing Element in the Draft General Plan were accepted and approved.

Mayor Hollingsworth informed the Council that Director of Public Safety Dennett was available to comment on the Safety Element of the Plan tonight but that he is feeling ill. The Mayor asked if any member of the Council had any objections to discussing the Safety Element first. There were no objections.

Public comment

Mayor Hollingsworth opened the public meeting and asked if anyone wished to speak regarding Chapter 8, Safety.

Linda Branscomb, 21 Anne, addressed the Council stating that this evening she is representing herself and not any specific groups. She distributed copies of her

letter dated March 25, 1990, a copy of which is attached to the original set of these minutes. She emphasized that steps must be taken to insure the long term quality of life as opposed to the short term.

Jake MacKenzie, 1536 Gladstone Way, was recognized and thanked the Council for allowing the public to speak so freely during the General Plan meetings and expressed appreciation for the Council's patience. Mr. MacKenzie commented on the idea of creating a new city and stated he realizes the scorn such an idea has recently received, but that he now feels a lot of people realize there is a lot of sense to the proposed idea. There are a few still harboring the "not in my backyard" syndrome. Mr. MacKenzie suggested that the Council would be wise to carry the new city idea forward in future meetings. He then offered suggestions regarding making provisions in the General Plan for the Canon Manor area insofar as facts concerning nitrate infiltration. Mr. MacKenzie referred to an annual water quality report and noted a maximum reading where we were at a maximum level of trihalomethanes and suggested that data be included in the General Plan about the citizens drinking water supply.

Councilman
Cochran arrives

Councilman Cochran arrived at the meeting at approximately 6:16 p.m.

Mr. MacKenzie continued to comment regarding wastewater matters and queried about doubling the wastewater capacity. He also expressed his opinion that a negative declaration should be included in the Plan in relation to air quality matters. He further stated he is concerned regarding pollution that may be caused by pesticide use and suggested that an annual staff report be prepared and presented to the Council regarding the use of pesticides in the city and what practices are being used to control the pesticides so as to protect the groundwater supply. Mr. MacKenzie also added that in regards to preserving open space it is not going to be easy and stated he feels a county-wide initiative should be passed to protect open space and community separators. He added that since the new section of the Rohnert Park Expressway is open it has made a big difference in the esthetic affect on those entering the city from the northwest area. Mr. MacKenzie again thanked the Council for their courtesies.

Mayor Hollingsworth queried if there was anyone else present who wished to comment on the Public Safety Element. There being no one else wishing to address the Public Safety element, Mayor Hollingsworth discontinued the public comments and queried if any Council members had comments.

Councilman Eck stated that language should be added into the Safety Element regarding development of a system and/or action plan for senior citizens during an earthquake. Some seniors have critical needs and there should be an outline or program to follow during a disaster.

Mayor Hollingsworth commented on making provisions for a hazardous waste program.

Council member Spiro opined that the City should be more specific regarding earthquake preparedness and not just say that booklets are available concerning same. She said she feels programs should be organized in all neighborhoods which would provide more detailed information as to what should be done in the event of a disaster.

Councilman Eck advised that some very good materials are distributed by ABAG regarding earthquake preparedness and that those materials would be good examples. Council concurred that Section 8.2 should be expanded to include suggestions made tonight.

Councilman Eck informed that Rohnert Park has one of the largest hazardous waste reduction facilities in the county due to recycling and enlightened the Council about Rohnert Park's position in a Tanner Commission report and spoke briefly about the "Safety Kleen" company operations in Rohnert Park and suggested that fact ought to be contained in the Conservation Element.

Continue Public
comments

Upon conclusion of the Council's discussion on the Safety Element, Mayor Hollingsworth opened the meeting for public comment on the Conservation, Open Space, and Noise elements.

George Horwedel, 7669 Camino Colegio, was recognized and handed out to the Council a booklet prepared by the City entitled "Threat Summary," "Earthquake" dated August 1987. He advised that he had two goals he would like accomplished in the Open Space Element, those being (1) to establish a policy of open space by requiring one acre of open space for each annexed acre; (2) to establish green belt areas to include a golf course and cemetery and to eliminate parking lots from the open space definition.

Mr. Horwedel then referred to the earthquake booklet and stated he feels Section 8.2 of the Safety Element should contain a requirement that all mobile homes are required to have tie-downs by the year 1991. He suggested that the garbage company include with their bills, information regarding how to dispose of toxic materials.

David Van Nuys, 6189 San Bruno Ct., spoke regarding bicycling and offered the idea that more people should bicycle since he has learned that half of the auto trips by Rohnert Park residents are less than 5 miles in length. He suggested that the City have a Bicycle Coordination Committee to promote and plan cycling routes.

Close of
Public Comments

There being no one else desiring to speak, Mayor Hollingsworth closed the public comments at approximately 6:45 p.m.

Mayor Hollingsworth queried if the Council had any comments at this time.

Council member Spiro queried about sewer capacity of the City versus the College and asked who takes precedent, the City or College, when it comes to allotting any additional capacity. City Manager Callinan explained that the College cannot pre-empt allowable capacity and assured that City Engineer Brust is currently in communication with Sonoma State University regarding their use of capacity. City Engineer Brust commented that Rohnert Park and Santa Rosa face the same issues and advised that the Regional Water Quality Control Board sets guidelines for both our cities and that penalties are applied should we exceed our capacities.

Public Comments
Re-opened

Mayor Hollingsworth noted that Mr. Harvey Bell had recently arrived at the meeting and although the public comment portion of the meeting had been closed, if the Council had no objection he would re-open that portion of the meeting to afford Mr. Bell the opportunity to speak. Council concurred.

Harvey Bell, 700 Lindsay Ave., said he had several recommendations and distributed documents containing same, a copy of which documents is attached to the original set of these minutes. He then commenced to read the recommendations.

Mr. Bell advised that the Open Space Element contained in the Draft General Plan is the most disappointing one to him and that he feels we don't really understand what open space is. He stated that, to him, open space is strictly undeveloped land in a natural state. He pointed out sections contained in the current Open Space Element should be contained in the Land Use Element.

Mr. Bell continued to read from his document all changes he feels should be placed in Elements other than where they now appear in the Draft General Plan as well as several other suggested changes.

Upon conclusion of Mr. Bell's presentation, he thanked

the Council for allowing him to speak.

Teresa Bowden, 1701 E. Cotati Ave., was recognized and approached the Council with the suggestion that in addition to the types of people mentioned in the Housing Element Goals section addressing housing opportunities that "handicapped" and "people with different sexual preferences" be included.

Public Comments
closed-Recess

There being no one else desiring to speak, Mayor Hollingsworth closed the public comments portion of the meeting at approximately 7:30 p.m. and declared a recess.

Reconvene

Mayor Hollingsworth reconvened the meeting at approximately 7:38 p.m. with all members of the Council present.

Mayor Hollingsworth led the Council in an extensive, wide ranging discussion on the Conservation, Open Space, and Noise Elements of the Draft General Plan covering each Goal, Objective, Principle, Standard and Proposal for each Element.

During the discussion it was suggested by Councilman Eck and agreed to by the entire City Council that Rohnert Park become a "Tree City U.S.A."

Upon conclusion of the discussion, Assistant to the City Manager Leivo explained the next step in the process to update the General Plan.

Planning Director Skanchy further clarified the process by stating that the Planning Commission will be conducting public hearings in April and suggested that the City Council submit their package of changes to the Planning Commission following their final review of same so that the Commission can combine those changes with their recommendations to resubmit to the Council.

It was the consensus of the Council that it will discuss and give final approval of the Advance Draft of the General Plan at its meeting of April 10, 1990.

Mayor Hollingsworth thanked the public for attending tonight's meeting and further explained the process that will take place next.

Adjournment

There being no further business, Mayor Hollingsworth adjourned the meeting at approximately 9:07 p.m.

Mayor

Deputy City Clerk

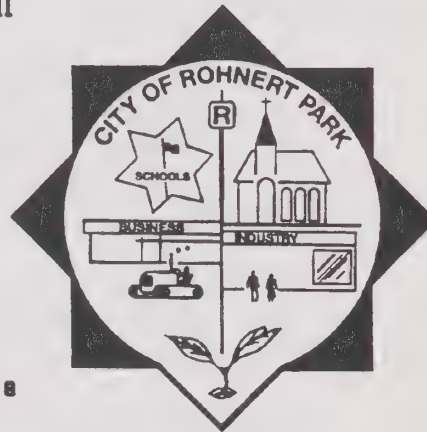
★ ★ GENERAL PLAN MEETINGS ★ ★
March 19 and 26, 1990
Rohnert Park City Hall

The Rohnert Park City Council will conduct General Plan Meetings on Monday, March 19, 1990, at 6:00 p.m. and on Monday, March 26, 1990, at 6:00 p.m. Both meetings will be in the City Council Chambers at 6750 Commerce Boulevard.

The Council will hear public comment and make amendments to the Housing element during the first meeting. After review of the Housing element, the Council will listen to public comments on the Conservation, Open Space, Noise, and Safety elements.

1990
ROHNERT PARK
GENERAL PLAN
MEETINGS

MONDAY,
MARCH 19
6:00 P.M.
and
MONDAY,
MARCH 26
6:00 P.M.
CITY HALL
6750 Commerce
Boulevard
Council
Chambers



★ ★ GENERAL PLAN MEETING ★ ★

March 26, 1990

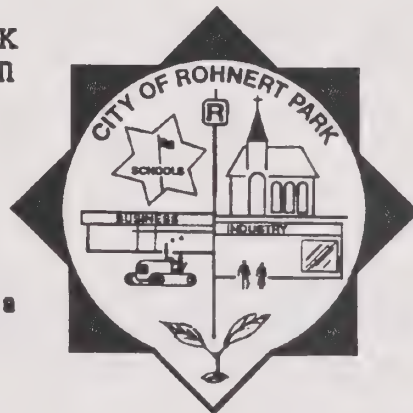
Rohnert Park City Hall

The Rohnert Park City Council will conduct a General Plan Meeting on Monday, March 26, 1990, at 6:00 p.m. in the City Council Chambers at 6750 Commerce Boulevard.

The Council will hear public comment and make amendments to the Conservation, Open Space, Noise, and Safety elements.

1990
ROHNERT PARK
GENERAL PLAN
MEETING

MONDAY,
MARCH 26
6:00 P.M.
CITY HALL
6750 Commerce
Boulevard
Council
Chambers



OCTAGON COMPANY
TWO TRANSAMERICA CENTER, SUITE 1502
SAN FRANCISCO, CALIFORNIA 94111
(415) 391-9191

March 20, 1990

Mr. Carl Eric Leivo
Assistant City Manager
City of Rohnert Park
City Hall
Rohnert Park, CA 94948

Dear Carl,

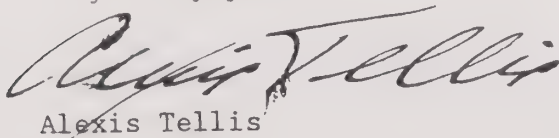
In connection with your re-casting of item 8 on page 4.39 of the Advanced Draft of the Plan, you indicated that the existence of Sonoma Grove could serve as a credit in your mandated requirement to provide affordable housing.

I agree that that would indeed be appropriate. However I hope that you will not allude to Sonoma Grove as housing for the underprivileged or homeless.

Sonoma Grove functions as affordable housing for a respected segment of the Rohnert Park community, i.e. students. In most cases their current income is low. They are highly responsible citizens in every sense and in later years will occupy positions of importance to our society as teachers, physicians, and perhaps even as assistant city managers.

In the earlier draft of the Plan, Sonoma Grove was incorrectly characterized as a community of dilapidated structures. It would be regrettable to now paint it as a refuge for the indigent and homeless.

Very truly yours,



Alexis Tellis

c.c. Honorable Arthur Hollingsworth, Mayor
Ms. Linda Bransten, 21 Anne St., Sonoma Grove



NORTHERN DIVISION
BUILDING INDUSTRY ASSOCIATION

P.O. BOX 1727 • ROHNERT PARK, CA 94927
(707) 584-9133

March 23, 1990

Mr. Carl Lievo
City of Rohnert Park
6750 Commerce Blvd.
Rohnert Park, CA 94927

RE: HOUSING ELEMENT OF THE GENERAL PLAN

Dear Carl:

This is on behalf of the Building Industry Association of Northern California, this letter is to recap and expand on some of the remarks made at your March 12 hearing on the draft housing element. It is also to provide additional information on the federal mortgage credit certificate program.

Our first concern is that while the plan recognizes that there will be a projected short fall of 1,200 residential units, the plan lacks some strategy or mitigation program to offset. We understand that this is due to the fact that there will be a lack of waste water capacity in the Santa Rosa regional plant until 1995.

In order to meet at least a part of this shortfall, we suggest that the plan include new construction requirements such as the use of ultra-low flow toilets in new construction or remodels. Our experience with this is that normally, a residential unit disposes 80 - 100 gal/day with the standard 5 -6 gallon fixture in local waste water plants. By moving towards a low flow or ultra-low flow fixtures, the savings could be as much as 25% per unit. The 800 units which can be accommodated will translate to an additional 200.

We believe that this kind of savings needs to be explored for possible inclusion in the general plan. We suggest that this could show up in your Utilities section, section 5. This offers the city the opportunity to move to a more conservation minded program, which the BIA feels will be more effective and acceptable in the community.

REGIONAL OFFICES: HEADQUARTERS
(415) 820-7626
San Ramon

SOUTHERN
(408) 437-1390
San Jose

EASTERN
(415) 932-8884
Walnut Creek

WEST BAY
(415) 364-9008
Redwood City

AFFILIATED WITH NATIONAL ASSOCIATION OF HOME BUILDERS AND CALIFORNIA BUILDING INDUSTRY ASSOCIATION

XVII19

Our second concern is that the time schedule provided in the plan should be tightened up. There are a number of programs which seem to be dragged out until 1995. Many of these can be accomplished in the next year or two, expediting some of the features of the plan. Overall, the plan could become more aggressive, a view shared by others who spoke at the hearing.

One way to assist in creating affordable housing is becoming involved in a county-wide mortgage revenue bond and mortgage credit certificate program. The program which would be most appropriate for Rohnert Park that would enable it to meet its State mandated and ABAG quota for affordable housing is the federal mortgage credit certificate program (MCC).

As promised, attached is a summary sheet on the MCC Program. The advantage of this program is that what is subsidized is not the unit nor the land, but the interest payment on the mortgage. The technical details are on hand with the County Housing Authority.

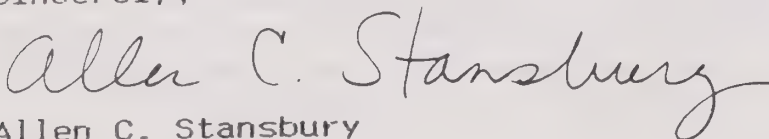
The second advantage is that the subsidy is not a direct cash payment to the recipient, but a tax credit on one's federal income tax.

The third advantage is that it is truly a private-public partnership in every sense of the word. Its private in that it is marketed through local real estate firms, handled by local lending institutions, reviewed by the local housing authority with a subsidy via the federal government.

Fourth, the plan is very simple and cost effective. The guidelines are very clear and straight-forward and therefore requires only the minimum of staffing by the housing authority to implement the program.

In summary, we here at the BIA are available to assist you in the development and implementation of your general plan and housing element. If there is anything we can do to assist, please feel free to contact us.

Sincerely,



Allen C. Stansbury

cc: Mayor Art Hollingsworth
Sonoma County Board of REALTORS

MCC FACT SHEET

Sacramento County

Program Administrator: Sacramento Housing and Redevelopment Agency
630 I Street
Sacramento, CA 95814

Program Contact: Cassandra Jennings (916) 440-1378

Program Inception: August, 1986

MCC Allocation: (1985): \$11.6 million
(1985): \$15.0 million
(1987 & 1988): \$21.3 million
(1989): \$6.25 million

Number of Participating Lenders: 120

Maximum Qualifying Income:
1-2 persons: \$33,800
3+ persons: \$38,870

Maximum Purchase Price:	<u>Non-target Areas</u>	<u>Target Areas</u>
New Homes:	\$114,030	\$139,370
Existing Homes:	\$100,620	\$122,980

MCCs issued: 3,188 (8/86 to 3/1/89)

MCCs Pending: 137 (as of 3/1/89)

=====

Santa Cruz County

Program Administrator: County Planning Department
701 Ocean Street, Room 406-B
Santa Cruz, CA 95060

Program Contact: David Laughlin (408) 425-2949

Program Inception: April, 1988

MCC Allocation (1988): \$5 million

Number of Participating Lenders: 70

Maximum Qualifying Income: \$42,960

Maximum Purchase Price:	<u>Non-target areas</u>
New Homes:	\$143,000
Existing Homes:	\$140,000

MCCs Issued: 90

MCCs Pending: 9

Santa Clara County

Program Administrator: County Executive Office
County Government Center East Wing
70 W. Hedding Street
San Jose, CA 95110

Program Contact: Danny Fred (408) 299-4711
Teresa Selfa
Steve Blaney

Program Inception: November, 1987

MCC Allocation: (1987 and 1988): \$15 million - (county and 10 cities)
(1989): \$5 million - city of San Jose

Amount requested for 1989 \$5 million - county
\$5 million - city of Santa Clara

Number of Participating Lenders: 220

Maximum Qualifying Income: \$54,510

Maximum Purchase Price: Non-target Area
New Homes: \$162,000
Existing Homes: \$160,560

MCCs Issued: 1,800

MCCs Pending 402

=====

Marin County

Program Administrator: Marin County Housing Authority
P.O. Box 4282
San Rafael, CA 94913

Program Contact: Maurice Wolohan (415) 472-3602

Program Inception: February, 1988

MCC Allocation: (1988): \$5 million
(1989): \$1.75 million

Number of Participating Lenders: 50

Maximum Qualifying Income:
1-2 persons: \$44,000
3+: \$50,600

Maximum Purchase Price: Non-target Areas
New Homes: \$183,500
Existing Homes: \$175,950

MCCs Issued: 263

MCCs Pending: 0

City of Fairfield

Program Administrator: Housing Services, Department of Community Services
1000 Webster Street Room 411
Fairfield, CA 94533

Program Contact: Michael Brown (707) 428-7385

Program Inception: January, 1988

MCC Allocation: (1988): \$2.5 million

Number of Participating Lenders: 41

Maximum Qualifying Income: \$42,205

Maximum Purchase Price: Non-target Areas
New Homes: \$132,770
Existing Homes: \$ 93,150

MCCs Issued: 100

MCCs Pending: 20

Sutter County

Program Administrator: County Housing Department
P.O. Box 631
Yuba City, CA 95992

Program Contact: Deborah Paratore (916) 671-0220

Program Inception: April, 1988

MCC Allocation (1988): \$10 million

Number of Participating Lenders: 16

Maximum Qualifying Income: \$38,640

Maximum Purchase Price: Non-target Areas
New Homes: \$113,490
Existing Homes: \$ 84,870

MCCs Issued: 102

MCCs Pending: 20

City of Compton

Program Administrator: City Housing Department
600 N. Alameda Street
Compton, CA 90221

Program Contact: Lance Williams (213) 605-5694
Sheila Frye

Program Inception: July, 1988

MCC Allocation: (1988): \$5 million

Number of Participating Lenders: 14

Maximum Qualifying Income: \$40,825 (non-target) \$49,700 (target)

Maximum Purchase Price:

	<u>Non-target Area</u>	<u>Target Area</u>
New homes:	\$127,530	\$155,870
Existing homes:	\$129,870	\$158,730

MCCs Issued 80

MCCs Pending Not available

=====

Riverside County

Program Administrator: Department of Economic/Community Development
3499 10th Street, P.O. Box 1180
Riverside, CA 92502

Program Contact: Eileen Dalton (714) 788-9770

Program Inception: August, 1988

MCC Allocation: (1988): \$6.1 million

Number of Participating Lenders: 26

Maximum Qualifying Income: \$41,630

Maximum Purchase Price:

	<u>Non-target Areas</u>	<u>Target Areas</u>
New Homes:	\$116,820	\$142,780
Existing Homes:	\$ 99,990	\$122,210

MCCs Issued 120

MCCs Pending 180

City and County of San Mateo

Program Administrator: County Department of Housing and Community Development
805 Veterans Blvd., Suite 322
Redwood City, CA 94015

Program Contact: Kathy Siegel (415) 363-4412

Program Inception: Not yet begun; anticipated June 1989

MCC Allocation: (1989): \$2.25 million - county
\$2 million - city of San Mateo

Amount requested for 1989: \$5 million - city of Brisbane
\$5 million - city of Daly City
\$5 million - city of San Bruno
\$1 million - city of Menlo Park

Number of Participating Lenders: Approximately 10

Maximum Qualifying Income: 1-2 persons: \$43,350
3+ persons: \$49,725

Maximum Purchase Price: Non-target areas
New Homes: \$183,510
Existing Homes: \$175,950

MCCs Issued: N/A

MCCs Pending: N/A

=====

Alameda County

Program Administrator: County Department of Housing and Community Development
224 West Winton Avenue, Room 169
Hayward, CA 94544

Program Contact: Marc Trotz (415) 670-5404

Program Inception: Not yet begun, anticipated June 1989

MCC Allocation: (1989): \$10 million

Number of Participating Lenders: 10

Maximum Qualifying Income: 1-2 persons: \$48,008
3+ persons: \$55,209

Maximum Purchase Price: Non-target Areas
New Homes: \$181,727
Existing Homes: \$167,557

MCCs Issued: N/A

MCCs Pending: N/A

City of Redding

Program Administrator: Department of Planning and Community Development
760 Parkview Avenue
Redding, CA 96001

Program Contact: Sarah Haddox (916) 225-4020

Program Inception: Not yet begun; anticipated June 1989

MCC Allocation: (1989): \$1 million

Number of Participating Lenders: 10-12

Maximum Qualifying Income: 1-2 persons: \$28,500
3+ persons: \$32,775

Maximum Purchase Price: Non-target Areas
New Homes: \$113,490
Existing Homes: \$ 84,870

MCCs Issued: N/A

MCCs Pending: N/A

Shasta County

Program Administrator: County Housing Authority
1670 Market Street, Suite 300
Redding, CA 96001

Program Contact: Jerry Brown (916) 225-5160

Program Inception: Not yet begun; anticipated June 1989

MCC Allocation: (1989): \$500,000

Number of Participating Lenders: Approximately 5

Maximum Qualifying Income: 1-2 persons: \$27,000
3+ persons: \$31,050

Maximum Purchase Price: Non-target areas
New Homes: \$113,490
Existing Homes: \$84,870

MCCs Issued: N/A

MCCs Pending: N/A

City of Roseville

Program Administrator: Contract with: Sacramento Housing and Redevelopment Agency
630 I Street
Sacramento, CA 95814

Program Contact: John Sprague (916) 781-0270

Program Inception: Not yet begun, anticipated July 1989

Amount requested for 1989: \$5 million

Number of Participating Lenders: 120

Maximum Qualifying Income: 1-2 persons: \$33,800
3+ persons: \$38,870

Maximum Purchase Price:
New Homes: \$114,030
Existing Homes: \$100,620

MCCs Issued: N/A

MCCs Pending: N/A

=====

Monterey County

Program Administrator: County Housing Authority
123 Rico Street
Salinas, CA 93907

Program Contact: Jean Lesieutre (408) 424-2892

Program Inception: Not yet begun, anticipated July 1989

Amount requested for 1989: \$5 million

Number of Participating Lenders: 10-12

Maximum Qualifying Income: 1-2 persons: \$40,000
3+ persons: \$46,620

Maximum Purchase Price:
New Homes: \$148,000
Existing Homes: \$134,000

MCCs Issued: N/A

MCCs Pending: N/A

MORTGAGE CREDIT CERTIFICATES

Background Paper - Executive Summary

(This paper is for study only and has not been approved by the Local Governmental Relations Committee, the Executive Committee or the Board of Directors.)

1. What is a Mortgage Credit Certificate?

Mortgage Credit Certificates (MCCs) were authorized by federal legislation in 1984. An MCC entitles first-time homebuyers to a tax credit worth a percentage of the interest they pay on their mortgage. The tax credit effectively increases the buyer's income available for housing allowing them to qualify for mortgages more easily.

2. How will an MCC help first-time buyers?

The amount of assistance that an MCC generates depends on its credit rate. Although this rate can vary between 10 and 50 percent, most existing programs issue MCCs worth 20 percent of the annual interest paid on a mortgage. For example, a buyer secures a loan for \$100,000 at 10.25 percent interest for 30 years. The buyer also has been issued an MCC worth 20 percent. In the first year the buyer pays roughly \$10,250 in mortgage interest. With a 20 percent MCC they receive a federal income tax credit of \$2,050 (20 percent of \$10,250). Federal income tax owed is then reduced by this amount, enabling the buyer to apply the amount toward housing expenses. The buyer can also take the remaining interest as a deduction. Depending on the amount of interest paid, the MCC may have the effect of reducing interest rates by over 200 basis points.

3. How do I get an MCC?

MCC programs are administered by Local Housing Finance Agencies. After an agency establishes a program, they work in conjunction with lenders to issue MCCs. When a buyer applies for a loan with a program lender, the lender assesses whether the buyer could qualify for the program. If the buyer meets the program requirements, the lender then sends an application for an MCC to the Local Housing Finance Agency. If the terms are acceptable, the agency commits to the MCC. Upon closing of the loan, the buyer is then issued an MCC and begins using the credit immediately by adjusting their payroll withholdings.

4. How long does the Mortgage Credit Certificate last?

MCCs are in effect for the life of the mortgage loan so long as the home remains the buyer's principal residence.

5. Who can qualify for an MCC?

MCCs were designed to assist first-time buyers. Also buyers who have not had an ownership interest in a principal residence at any time during the previous three years are eligible. The home must be the buyers' principal residence and buyers must also meet certain income and purchase price requirements which vary in different areas throughout the state.

6. Which localities have established MCC programs?

MCC programs have been established throughout the country. In California, the Sacramento Housing and Redevelopment Agency with the help of the Sacramento Board of REALTORS® has recently set up a program. It is designed to assist 1,800 homebuyers. Interest in the program has been great (see the attached article).

7. Where can I get more information on MCCs?

C.A.R.'s Public Affairs Department has developed a much more comprehensive background paper on Mortgage Credit Certificates. For copies, contact the Public Affairs Department at (213) 739-8307.

MT/dlh

MCCs: A Way in for First-Time Buyers

By Mack Powell

Have you ever worked with potential first-time buyers who, with just a little more monthly income, could have qualified for a loan to purchase their first home? Sometimes those maybe-so-maybe-not transactions are the most trying, because no matter how hard everyone works, qualifying for a loan is extraordinarily difficult for some potential buyers.

In Sacramento County, a program has been developed by the Sacramento Board of REALTORS® (SBOR) and the Sacramento Housing and Redevelopment Agency (SHRA) which helps many first-time buyers qualify by providing them with more monthly income through mortgage credit certificates (MCCs). Although Sacramento County is the first local government in California to use this program, other localities could adopt a similar project.

How Do MCCs Work?

A mortgage credit certificate in Sacramento County allows first-time homebuyers to obtain a tax credit equal to as much as 20 percent of their mortgage interest against federal income tax owed. An MCC is not a loan but is used in conjunction with conventional financing or an FHA or VA loan.

Because of federal legislation, a local housing agency is able to issue an MCC to qualified potential buyers. After one of these buyers purchases a home, he/she will be able to directly subtract a certain dollar amount from federal income taxes owed. Since the credit directly reduces the borrower's taxes owed, and his/her salary withholding is adjusted as a result, more income is available for

housing.

Therefore, because a potential homeowner will hold an MCC, a lender is able to figure that a buyer earns more income than it appears he/she actually does! Once a certificate holder is eligible, the credit is counted as actual income by the lenders. Thus, borrowers may qualify for higher loans than they could otherwise through traditional financing approaches.

Since downpayments, as well as income, are a problem for first-time homebuyers, the Sacramento Board has found that the certificates are most often used with an FHA or VA loan. Because of the low downpayment requirements, using one of these programs with an MCC provides first-time buyers with a great financing package.

To see how an MCC works, let's look at a hypothetical household purchasing a home through the FHA loan program. As the accompanying *Diagram* indicates, buyers placing 3 percent down on an \$85,000 home would have a monthly payment equal to \$687. With an MCC equal to 20 percent of their mortgage interest, they would save about \$128 per

Once a MCC holder is eligible, the credit is counted as actual income by the lenders. Thus, borrowers may qualify for higher loans than they could through traditional financing approaches.

month in federal income taxes. By applying this amount to housing, the family would actually only pay \$564. As a result, the family's effective interest rate drops to 6.8 percent—a 200 basis-point savings!

Considered another way, an MCC worth 20 percent would provide a first-time buyer, in this scenario, with the additional income to qualify for a loan which is \$15,000 larger. The greater income, in turn, affords first-time buyers a greater choice of homes.

The MCC benefits apply to conventionally financed homes as well. Research has also demonstrated that MCCs would offer substantial benefits in high-cost areas of the state. With larger loan amounts, the credit's value increases.

Application Process

Sacramento County distributes credits on a first-come, first-serve basis. Credits may be used anywhere in the county—which includes the city of Sacramento—and can be used for both new and existing housing.

After a potential buyer makes an offer and a seller accepts, the buyer approaches one of 12 lender partici-

pants to secure a loan and a credit certificate. The lender then screens the buyers to determine eligibility for the program. To be eligible, a buyer cannot have owned or had an interest in a principal residence in the past three years. Income and sales price are also subject to preset limitations.

When buyers apply for the credit, they pay a \$150 application fee which helps to defray both the lender's and the housing agency's administrative costs. As soon as the lender determines if a participant is eligible, a credit is reserved at the housing agency.

The Sacramento program has the potential to issue between 600 and 700 available certificates. The program began in July 1986, and to-date lenders have been reserving about 20 certificates a month.

Superior Marketing Tool

According to Lana Lambert of Great Western Real Estate, "The program is a super marketing tool." Lambert placed an advertisement about the MCC program in a local newspaper real estate section directed specifically to first-time buyers. As a result of an eight-line ad, she had five first-time buyers in escrow within the next 13 days. These buyers could not qualify for loans without MCCs.

Lambert's most satisfying experience with the program occurred when a disabled veteran and his wife bought a home with the MCC program. The couple had applied for a VA loan but couldn't qualify. However, by using the credit certificate coupled with a VA loan, they received \$1,100 per month in income through the MCC program which en-

AN MCC'S EFFECT ON HOUSING COSTS	
Sales Price	\$85,000
Loan Amount (Includes Insurance Cost)	\$85,422
Interest Rate	9.0 percent
Monthly Payment (PITI)	\$687
Monthly MCC Credit	\$128
Effective Payment	\$564
Effective Interest Rate	6.9 percent

abled them to become homeowners.

Sellers also benefit from MCCs, says Judy Schoer, SBOR Secretary-Treasurer: "The credit certificate expands the pool of eligible buyers."

Affiliates Love It

What do participating lenders say about the program? "Seventy percent of the MCC buyers couldn't qualify for a loan without the program," states Jodi McCullough of Medallion Mortgage Company. "Like any government program, more work is required, but the important point is *it does work*." McCullough, a REALTOR® and loan officer, stresses residential real estate is a "caring profession" and the program is just one more example of that concern.

According to Karilyn Gollnick, of Statewide City Mortgage Corporation, "Unfortunately, many people categorize the MCC program with other first-time homebuyer programs offered in the past. This program makes sense, it's easy, and the borrower understands what the program will save him/her over the course of the loan."

MCCs are a fine example of a pri-

vate-public partnership resulting in a win-win outcome for everyone involved. Sacramento's Housing and Redevelopment Agency has offered mortgage revenue bond (MRB) programs for years but people with low incomes could not afford a new home even with MRBs. Sacramento REALTORS® were able to show the agency, using current MLS listings, that housing was affordable for people with moderate- to low-incomes if they had access to MCCs.

MCCs May Work for You, Too

You may be able to implement a program in your area. You first need to do some research to determine if an MCC program can be implemented in your city or county.

To begin, you'll need to ascertain your area's median income and median purchase price. These numbers should be available through your local housing agency. Then calculate what 115 percent is of the median income limit and what 90 percent is of the area's median sales price. About 30 to 50 homes must be on the market in this 90 percent range for the program to work effectively.

Next find out if people earning 115 percent of the area's median income can come close to qualifying for loans on your market's homes. If the answer is yes, the added benefit of an MCC program would assist the housing market in your area.


Education is the second important step, and C.A.R.'s Public Affairs Department can provide you with information on MCCs. In order to build

a program in your county, your Board should assemble a small sub-committee made up of REALTORS® and lenders who are willing to explore the program and design a plan for approaching the local housing finance agency. This committee should also plan to meet with the local agency staff people and with elected officials to discuss the program's merits.

If your local housing agency issues mortgage revenue bonds, officials will probably understand what is involved with MCCs. Remember, although both MRBs and MCCs assist first-time homebuyers, MRBs create a fund which is actually issued to borrowers as home loans. MCCs are a tax credit which are used in conjunction with traditional loans.

The most significant difference between the two, though, is that MCCs are not interest rate sensitive. Since MRBs are sold on Wall Street as bonds and the proceeds are used to make home loans, the interest rate on these securities is fixed by the market. If MCCs are used, the current market interest rate is effectively reduced and the credit can be used with *almost any* conventional loan.

Exciting other people about an MCC program is just like marketing a product: first you have to understand what you are selling, then you must design the marketing program. Being able to offer buyers information about MCCs also gives you a competitive edge. Equally important, helping buyers attain their first home is both financially and emotionally rewarding.

For more information on MCCs, contact C.A.R.'s Public Affairs Department at (213) 739-8307. Your Association provides a series of question-and-answer publications on MCCs which are available from the Public Affairs Department. Also, plan on attending the Local Legislative Advocates Roundtables which are held during most of C.A.R.'s quarterly Directors Sessions. 

The Ownership Difference

Fidelity National Title has always taken special care of its customers, but now there is an added incentive: the employees are stockholders! In fact, Fidelity is the nation's only employee-owned title insurance underwriter.

Because of this distinction, you won't find better service anywhere else. Owners understand that the best way to make their investment grow is to earn your business. That means providing reliable answers, sound judgement, and timely response to your needs.

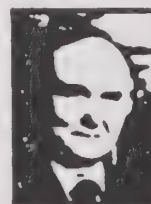
For title insurance and escrow, you'll notice a special commitment from people who have taken stock in themselves. The emphasis on customer satisfaction is what separates Fidelity from the rest.



Fidelity National Title Insurance Company

Corporate Headquarters: 4141 N. Scottsdale Road
Scottsdale, Arizona 85251, (602) 949-0991

you'll appreciate the difference



Mack Powell was the chair of the Sacramento Board's Government Relations Committee in 1986 which helped develop the mortgage credit

certificate program. He is also past president of the Sacramento Board and was 1986 Regional Vice President for District 3.

Honorable Arthur Hollingsworth
Mayor of the City of Rohnert Park
City Hall
Rohnert Park CA 94928

March 25, 1990

Dear Mr. Hollingsworth,

Please preserve the diversity of life in and around Rohnert Park by implementing concrete measures to insure that Goal no. two of the open space section of the draft General Plan is carried out. This Goal states, "discourage conversion of open space and agricultural lands to urban uses outside city limits." The plan mentions that "as one leaves the city to the east or west one gets a sense of a rural setting and that this will continue to be the case for many years as long as the City continues to grow and develop in an orderly manner".

This Goal can be implemented by combining objectives #1 and #2 on p. E5 of the draft general plan handout so that it reads as follows: "Begin efforts to preserve open space by establishing a plan in 1990 for acquisition of large parcels of land and/or development rights within the City and its sphere of influence so as to create a permanent open space border around the City."

"Open space land, once lost is generally lost forever" (p. 6.1 open space introduction of the Draft). This plan must take measures to insure that long term quality of life for all citizens of Rohnert Park takes precedence over the short term development interests of the few.

Thank you for your consideration of this important issue.

Sincerely,

Linda Branscomb

CONSERVATION ELEMENT RECOMMENDATIONS

On pages 3.7-5 through 3.7-6 of the Draft Environmental Impact Report for the General Plan, Our current water use from both wells and the Sonoma County Water Agency was 5.5 million gallons per day (in 1988, the last data available)

Rohnert Park has requested 15 million gallons per day from the SCWA, based upon growth projected within the sphere of influence sometime after year 2000.

Why are we requesting this huge capacity of water supply for a city of 40,000 at this time.

I urge us to handle the water needs of our foreseeable future, based on the desires of our residents, the majority of whom appear not to want high volume growth in the city's population.

This is a third page to be added to two pages submitted at the last hearing.

Harvey Bell 3/26/90

SAFETY ELEMENT RECOMMENDATIONS

Page Item Comment

8.7 Left Column, 4th paragraph. It has been disputed whether it is true that there is no real risk of an epicenter along a fault near Rohnert Park. There have been news reports regarding the Healdsburg/Rogers Creek Fault noting the probability of a quake of 7.1 magnitude there. Have we over-minimalized the real risk here?

Should the local earthquake fault information be updated?

8.14 #27 Delete the Heliport - by popular demand.

8.14 #28 Add a time line, such as within 1 year.

Add the following items:

8.14 - Declare Rohnert Park to be a Nuclear Free zone. Nuclear materials in this area can only lead to waste disposal and potential accidental exposure hazards. As a large part of our current water supply comes from wells, allowing any industrial use of nuclear fuels could be harmful to all of us through the cooling water discharge. Let's avoid any potential major hazards that are unnecessary. Nuclear fuels and materials are not needed here.

8.14 - Limit the maximum height of buildings to a 3 story limit to assure better safety in the event of fires or earthquakes. (In addition to preserving the open scenic vistas for all residents).

8.14 - Propose a "Pooper Scooper" ordinance. Dogs are great. So are kids who play in the schoolyards and parks after the dogs have left their little "surprizes" in the grass. For health safety of the very young who still don't know which things are O.K. to eat, and for general cleanliness, let's require pet owners to clean up after their pets in all public places.

8.14 - Publish the levels of toxins emitted by local industries and discarded as solid waste to our landfill or dumped into our sewage system. Also publish the major toxins discarded by households. Create a plan to easily allow the collection of most easily handle-able toxic products, such as a fourth box with the recyclables for left over weed killers, ant sprays, flashlight batteries, etc.

The Open Space Element is one of the most disappointing sections of the Draft General Plan. That is so because nearly half of the content demonstrates a lack of understanding as to what "open space" is. Much of the content, although good content as part of our General Plan, is placed improperly in this section and belongs more appropriately in the Land Use, Circulation and Conservation Elements.

Essential to the preparation of an accurate "Open Space" Element is adherence to the definition of "open space" itself, as it appears on page 6.1, which defines "open space" as "... essentially unimproved...".

Please see the attached sheets titled LAND USE ELEMENT RECOMMENDATIONS and RELOCATION SUGGESTED for recommended relocation of some of the text from the Open Space Element.

In addition, the following comments apply to the Open Space Element:

Page Item Comment

6.1 Introduction: After the first paragraph which defines "open space", add a second paragraph:

Rohnert Park will actively pursue the acquisition and permanent protection of open space to create the desired buffer to neighboring development. Significant Open Space is desired as community separators to permanently assure the maintenance of our semi-rural area and our fairly small town feel. Adequate open space is desired and required in order to maintain the desired quality of life in Rohnert Park. (71.8% of the over 4,000 residents surveyed agree that a greenbelt should be established around Rohnert Park.)

6.1 Second column: (end of the first paragraph) ... sense of a rural setting. This will continue to be the case for many years ...

Change the dialogue to state the commitment of our residents and city to permanently preserve a greenbelt around our city so that the sense of a rural setting can be experienced as one leaves the city in most any direction.

6.1 Second column: (second paragraph) Has our sphere of influence been changed to that discussed at previous General Plan hearings? Has the City Council considered, calendared or passed a resolution rolling back the sphere of influence to the current city limits (with one small exception)?

6.2 First paragraph: NO! NO! NO! Open Space Land CANNOT BE developed public parks, golf courses, school sites, civic building plazas, parking lots, cemeteries or business/industrial setbacks. OPEN SPACE is OPEN SPACE! See page 6.1

6.2 Objective 2. Add that the remainder of the area should be left or restored as a riparian corridor and kept as a natural habitat for wildlife.

6.3 Standard 7. In order to preserve vistas, no building should be higher than 3 stories. In addition to being unsafe in our earthquake vulnerable area, five story buildings block the view in flat areas like Rohnert Park.

OPEN SPACE ELEMENT RECOMMENDATIONS (continued)

Page Item Comment

- 6.3 #2 64.6% of the over 4,000 residents surveyed disagreed that the community should have a third golf course, and 14% more were not interested in golf enough to answer. Who are all these golfers we are building for? Drop this proposal in the interest of serving the majority of residents here.
- 6.3 Proposal 7 Add that we shall leave and/or restore the riparian corridor as a natural habitat for wildlife.
- 6.3 #9 Change to "Acquire the land for a large community park site. (The area bordering SSU might better serve the University (and help avoid more unnecessary traffic through our city) be zoning it for Student Housing).
- 6.4 End of Proposal 12 from page 6.3 If we have or will reduce our sphere of influence to our current city limits, then change the sentence to "...within and beyond the current city limits.

Nearly three-fourths of all people surveyed (almost 72%) want a permanent greenbelt around our city. This item was the fourth highest landslide in the survey and demands specific and major effort toward its accomplishment. For that reason, the following additional items should be added as Proposals

- 6.4 - Create a Department of Open Space to administer over the creation of the desired greenbelt and open space and to prepare for, provide and monitor the development and maintenance of the open space region. (This will avoid Open Space continually getting lost, confused or overridden by Parks and Recreations, golf courses and other "developed" recreational land uses.
- 6.4 - Add an "open space" category for land use to allow permanent designation of land within the city limits as "Open Space".
- 6.4 - Form an Open Space Committee to identify desirable open space for permanent protection and to develop plans and actions (proposals) to create the desired buffer zones within a prescribed time period.
- 6.4 - The first priority of the Department of Open Space and the Open Space Committee will be to determine the need for open space, that is, the size of an adequate greenbelt that will meet the desires of the residents of the community to balance the existing current size of our city.
- 6.4 - Any future annexation must first take into account and provide for the pent up need for open space as defined by the Department of Open Space and Open Space Committee and in agreement with the desires of the residents of the community. Any additional annexation after the pent-up need is satisfied shall be required to provide a desired ratio of "open space" to "developed" land.

The following sections appeared in the Planning Commission Draft of the General Plan. These pieces of text, although in a general sense may contribute to a feeling of openness, actually have no relationship to the Open Space Element in which they appeared, given the true definition of "open space". This can all be added to the Land Use Element with a heading such as "Neighborhood Parks". (The numbers below refer to numbering in the Draft General Plan.)

NEIGHBORHOOD PARKS

P 6.1

Rohnert Park should continue to acquire park sites with the maximum possible street frontage such as the case with Paul and Gloria Golis Park, which has street frontage on three sides plus pedestrian and visual access to cul-de-sacs on the remaining sites. Such maximum street frontage creates a visual open space to people living and traveling along these streets.

Objectives: P 6.2

1. To provide adequate and easily accessible areas for active and passive recreation for residents, the parks and schools should be associated spatially to serve each neighborhood.
3. Continue to require dedication of adequate park sites with ample street frontage as a condition of development.
4. Require larger than normal set backs for development at major intersections and along major roadways and reverse frontage such as the Expressway, Redwood Drive, Commerce Boulevard, Snyder Lane, and Golf Course Drive so as to create as much visual open space as possible.
5. Require maximum street frontage for public facilities, parks, school grounds, and civic buildings for visual exposure.

Standards: P 6.3

1. Neighborhood park sites of at least five acres shall be provided in each new neighborhood. The park site shall be adjacent to an elementary school site. If the park sites are not adjacent to elementary school sites, they should be at least ten acres in size.
2. Neighborhood park sites shall have street frontage on at least three sides.
4. Professional/commercial/industrial buildings shall be set back as far as possible on the lots in order to provide wide visual open space and pleasing landscaping.

Proposals:

1. Since the School District has indicated an interest in acquiring a portion (10 acres) of the City's public facility site in Neighborhood "M", the City should take measures to acquire additional land in the area so that the opportunity for maximizing recreational open space and the opportunity to provide an open space feeling in the neighborhood is not lost.

The following sections appeared in the Planning Commission Draft of the General Plan in the Open Space Element. It appears that they would more logically be placed as shown below.

CONSERVATION ELEMENT

Standards p6.3

6. Require, where economically feasible, the use of treated wastewater for irrigation of golf courses, parks, large landscaped areas, and agricultural lands.

CIRCULATION ELEMENT

Standards p6.2

3. Bike paths and pedestrian walks shall be developed along the top of the banks on all drainage channels where feasible. The width of the right of way for the pathway shall be a minimum of 15 feet. The paths shall be paved and shall be 8 feet in width with the remainder of the right of way devoted to landscaping.

Proposals p6.3

8. Consider acquisition of the Northwestern Pacific Railroad right-of-way if it is ever ceased to be used for a rail transit and develop it as a pedestrian/bike path that could extend through the middle of the City, connecting many neighborhoods and areas.
11. The City shall encourage the development of a bicycle/pedestrian path developed from the City to Crane Canyon Regional Park.

NOISE ELEMENT RECOMMENDATIONS

Page Item Comment

- 7.7 Policies: Add one stating that the setbacks for new housing subdivision s should be increased, especially where two-story homes, apartments or condominiums are included near the circumference of the development.
- 7.8 #4. Mitigation measures may or may not make up for the added noise. Why not eliminate any projects that would cause 3 dB or more increases in L dn, period, and not allow any project to cause the L dn to raise above 60 dB
- 7.8 Add a new item calling for a study to find out what increase in traffic flow along each major artery and street would be necessary to cause an increase above the allowable 45 dB Ldn Interior noise standard. This data could be useful in planning for the proper location of housing, businesses and open space to best serve the residents
- 7.10 #2 Add a program to publicize the law regarding nuisance noisy vehicles and the "non-emergency" phone number people should call if they have one in their neighborhood.
- 7.10 Add: There is no mitigation for local helicopter traffic noise. Therefore, no Heliport or Helipad shall be constructed or assigned within, or supported near the city limits.
- 7.8 Add a new item: No Heliport or Helipad shall be constructed or assigned within the city limits and no support shall be given for such near the city limits.



LETTERS

DROP SUIT

Editor:

The Sierra Club's first agenda in their suit was to have the city of Rohnert Park update its general plan. The city has started the update process. With the judge ordering the city to update its general plan, the Sierra Club should be satisfied to drop its suit and allow the involved citizens of Rohnert Park to participate in the update process.

If the Sierra Club continues its suit against Rohnert Park, it is holding the city and its citizens hostage and is purposely hindering the city's future prosperity.

Ron Neuerberg
Rohnert Park

Friday, March 16, 1990
Rohnert Park-Cotati Clarion

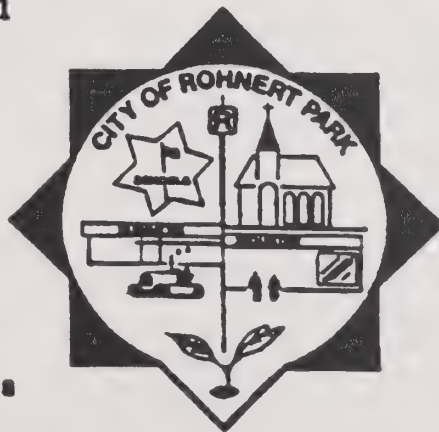
★ ★ GENERAL PLAN MEETINGS ★ ★
March 19 and 26, 1990
Rohnert Park City Hall

The Rohnert Park City Council will conduct General Plan Meetings on Monday, March 19, 1990, at 6:00 p.m. and on Monday, March 26, 1990, at 6:00 p.m. Both meetings will be in the City Council Chambers at 6750 Commerce Boulevard.

The Council will hear public comment and make amendments to the Housing element during the first meeting. After review of the Housing element, the Council will listen to public comments on the Conservation, Open Space, Noise, and Safety elements.

1990
ROHNERT PARK
GENERAL PLAN
MEETINGS

MONDAY,
MARCH 19
6:00 P.M.
and
MONDAY,
MARCH 26
6:00 P.M.
CITY HALL
6750 Commerce
Boulevard
Council
Chambers





APPENDIX XVIII

**PLANNING COMMISSION
GENERAL PLAN MEETING**

May 3, 1990

The Planning Commission held a formal public hearing regarding the General Plan on May 3, 1990. The Planning Commission also held a public hearing on the "Environmental Impact Report for the City of Rohnert Park General Plan" during the same meeting. Notices of the General Plan hearing were sent to all those who specifically requested such a notice as well as the General Plan mailing list. Two notices were published in the Clarion also. The meeting began at 7:30 p.m. and was held at City Hall, 6750 Commerce Boulevard.

The Chairman opened the meeting and, after a presentation by the consultant who prepared the Environmental Impact Report (EIR), asked for comments regarding that report. After everyone who wished discussed the EIR, the Commission discussed the General Plan. During the public hearing on the General Plan, suggestions from members of the public included:

1. The General Plan should be a five year document rather than a ten year plan.
2. Water quality data should be included in the General Plan.
3. The Plan should not include the proposal to obtain 15 mgd of water from the Sonoma County Water Agency.
4. The wastewater pumping capacity proposal appears to be growth inducing.

5. The community should monitor toxic emissions into the air.

6. The City should establish a Housing Commission to help implement housing proposals in the Plan.

Following the public hearing, the Planning Commission recommended incorporating water quality data and the Housing Commission proposal in the General Plan. With these amendments, the Planning Commission approved a resolution recommending that the City Council adopt the General Plan.

ROHNERT PARK PLANNING COMMISSION AGENDA
Thursday, May 3, 1990

7:30 p.m. ROLL CALL:

GIERTZ:___ JONES:___ HAMILTON:___ MULLINS:___ HIRSON:___

Approval of Minutes:

TO ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE PLANNING COMMISSION

If you wish to speak on an item under discussion by the Planning Commission which appears on the agenda, you may do so upon recognition from the Chairperson.

After receiving recognition from the Chairman, please walk to the rostrum located in the front and center of the room, state your name and address for the record before making your presentation.

Acknowledging the Planning Director's Report on the posting of the meeting's agenda.

Agenda has been posted in three public places: Community Center, Public Safety Building and City Hall.

7:40 p.m. DRAFT ENVIRONMENTAL IMPACT REPORT PUBLIC HEARING
File No. 1251-B - City of Rohnert Park
For the Rohnert Park General Plan

AYES:___ NOES:___ ABSENT:___ NOT VOTING:___

7:45 p.m. DRAFT GENERAL PLAN PUBLIC HEARING
File No. 1251-A - City of Rohnert Park
For the City of Rohnert Park

AYES:___ NOES:___ ABSENT:___ NOT VOTING:___

7:50 p.m. REZONING PUBLIC HEARING
File No. 1400 - Condiotti Enterprises
To rezone a 5 acre ± portion of a 32 acre parcel from RM:2000 PD (Multiple-Family Residential Planned Unit Development) District to CN:P-D (Neighborhood Commercial Planned Unit Development) District. Subject property is located on the south side of East Cotati Avenue west of and contiguous to Canon Manor in the unincorporated area of the county and south of Sonoma State University. More precisely shown as a 5 acre portion of Assessor's Parcel No. 47-121-08.

AYES:___ NOES:___ ABSENT:___ NOT VOTING:___

7:55 p.m.

REZONING

PUBLIC HEARING

File No. 1399 - Jimmie Rogers
To rezone a 1.6 acre \pm parcel from A (Agricultural)
District to C-N: P-D (Neighborhood/commercial planned
unit development) District. Subject property is
located on the Southwest corner of East Cotati Avenue
and Maurice Avenue contiguous to the Spreckels Place
Subdivision more precisely shown as a 1.6 acre \pm
portion of Assessor's Parcel No. 143-350-4 & 5.

AYES: ____ NOES: ____ ABSENT: ____ NOT VOTING: ____

MATTERS FROM COMMISSIONERS

UNSCHEDULED PUBLIC APPEARANCES FOR PUBLIC COMMENTS ON
AGENDA ITEMS OR OTHER MATTERS

ADJOURNMENT

* * * * *

ROHNERT PARK PLANNING COMMISSION MINUTES
Thursday, May 3, 1990

The Planning Commission of the City of Rohnert Park met this date in a regular session commencing at 7:30 p.m. in the City Council Chambers, 6750 Commerce Blvd. with Chairman Mullins presiding.

CALL TO ORDER

Chairman Mullins called the meeting of the regular session to order at approximately 7:32 p.m. with Assistant to the City Manager, Carl Leivo leading the pledge of allegiance.

ROLL CALL

PRESENT (4) Commissioners: Hamilton, Jones, Hirson and Chairman Mullins.

Commissioner Giertz was absent.

Staff present for all or part of the meeting: Planning Director Skanchy and Assistant to the City Manager, Carl Leivo.

City Attorney, John Flitner was absent.

APPROVAL OF
MINUTES:

Minutes of the April 26, 1990 meeting were not yet available.

INCOMING
CORRESPONDENCE:

None

DEIR
File 1251-B

Planning Director Skanchy stated this is a Public Hearing for the Draft Environmental Impact Report for the General Plan. Planning Director Skanchy introduced Brain MacElroy, Earth Metrics Consultant, for the draft EIR. Mr. MacElroy was present to make his responses to all the written and verbal comments received on the draft EIR and would try to answer the ones that came in after the closing of the review period on April 23, 1990.

Mr. MacElroy presented his response to the comments made of the draft Environmental Impact Report to the following agencies and individuals:

Zoe K. McCrea/ State of California Division of Mines and Geology; Gary F. Adams/State of California Department of Transportation; Tim Mayer/Sonoma County Department of Public

Works; W.R. Stillman/ Sonoma County Water Agency; Richard C. Rogers/Sonoma County Department of Planning; Paul W. Stutrud, Citizen, City of Rohnert Park; Milton Feldstein/Bay Area Air Quality District; Trent W. Orr, Kathryn Burkett Dickson Attorney's Office; Elizabeth Eddins, Member of the Sierra Club; George Horwedel, Resident of Rohnert Park; Mr. Jim Clark, Resident of Rohnert Park; Ms. Barbara MacKenzie and Mr. Jake MacKenzie, residents of Rohnert Park;

Mr. McElroy read the questions and responses to the Planning Commission from the Administrative Final Environmental Impact Report for the City of Rohnert Park General Plan attached hereto.

Commissioner Hirson stated he hoped that in the future we are given all this information ahead of time in order to be able to properly review it.

Chairman Mullins opened the public hearing.

Jake MacKenzie, 1536 Gladstone Way, was recognized and stated he was pleased to receive a response to his questions asked at the Planning Commission meeting of April 26, 1990. Mr. MacKenzie expressed concern that the DEIR just received today, was being reviewed by the Planning Commission and going to the City Council next Tuesday and asked if there was going to be an opportunity for members of the public to review the Administrative Final DEIR.

Assistant to the City Manager, Carl Leivo replied that the answer is yes.

Brian MacElroy stated that making the document available to the general public is at the discretion of the city.

Mr. MacKenzie stated it seems the city has made the decision to make it available for the public to review it. Mr. MacKenzie stated there are inconsistencies between the draft general plan and the DEIR with the exception of the Circulation Element where the year 2000 is actually mentioned, however, everywhere else in the document we are led to

believe this is a five year document with the year indicated as 1995. There is no mention in the elements that this is a five year plan. Mr. MacKenzie was asking the Planning Commission to adopt the alternative five year plan as the main objective of the draft EIR. He stated he would comment further on the wastewater pumping capacity during the public hearing for the General Plan.

Barbara MacKenzie, 1536 Gladstone, was recognized and stated the only comment she has is to ask the Planning Commission to adopt the five year alternative.

Commissioner Hirson asked Carl Leivo that at one point in the beginning of the general plan process it was stated that in 1993 we will under go amendments to the General Plan.

Mr. Leivo replied that there was a time when we had various stages in the Housing Element due to building permit allocations but the City Council has since resolved that issue.

Chairman Mullins closed the public hearing.

Upon motion by Commissioner Hamilton, seconded by Commissioner Jones, Resolution 90-5 was unanimously adopted.

Draft General Plan
File 1251-A

Planning Director Skanchy turned the meeting over to Assistant to the City Manager, Carl Leivo to explain his staff report on the draft general plan.

Carl Leivo, Assistant to the City Manager, stated that basically the recent changes in the draft general plan were minor language changes and that in volume #2 the last open house comments were included and we are also proposing to include more appendices which will include Planning Commission and City Council comments. There are also changes in the general principles regarding the sphere of influence and the inclusion of the Wilfred Avenue in the sphere of influence.

Commissioner Hirson asked regarding page 2.7, figure 2.8 and stated that it appears to him that by the year 1992, the city will be at

build-out and by 1993, we will have run out of wastewater capacity. So in conclusion, there is a possibility that in three years there will be no more new residential construction.

Chairman Mullins asked if the City was using recycled paper for all the paper being generated by the numerous revisions and completion of the general plan.

Mr. Leivo stated that the city has recently implemented a program of recycling paper within city hall.

Chairman Mullins opened the public hearing on the Draft General Plan.

Jake MacKenzie, 1536 Gladstone Way, was recognized and stated that as threatened he was back again. Mr. MacKenzie stated he would like to underscore the need during the next five years for the involvement of the general public and the adoption by the City Council and Planning Commission a plan for citizen participation in any scheduled updates of the general plan. This request stems from the fact that there was a denial of citizen participation in the earlier updates of the general plan. Mr. MacKenzie stated such a plan would implement a less rushed and more orderly review of the general plan and one that the citizens will be better able to consider regarding major proposals for changes in the city and done in a more considerate manner. Mr. MacKenzie asked that a citizen participation group not be part of the mitigating monitoring document but that the city consider adopting, by Resolution, a citizen participation committee during the years 1990 - 1995. Mr. MacKenzie stated that it does not appear on the face of the document that this is a five year document and if the Circulation Element is inconsistent under the guidelines, then it should be changed to reflect that correction. Mr. MacKenzie stated he also wished to make four additional comments on the draft general plan as follows: The first being a comment regarding the Conservation Element that a water quality report be part of the general plan and that complete data be made available to the gener-

al public. Second, that the 15 million gallon per day figure be explained as wherein page 5.1.3 last paragraph, the remark is made "since the 15 million gallons per day...." we need a worse case scenario. Thirdly, a discussion of the wastewater pumping station request to double the 13 million gallons (page 5.1.9) wherein the City Council has asked for an additional analysis to justify the increase to a 26 million gallons flow per day. Mr. MacKenzie stated he would like to hear what the additional analysis will state and that based on growth of 1200 people per year, it appears that this request is a growth inducement factor coming into play after 1995. Also, there are no 1989 flow statistics. Fourth, regarding air quality and a negative declaration for toxic emissions, which is available from the State of California, and Mr. MacKenzie would like to know that if in fact, Hewlett Packard is a designing facility or engineering facility and what is there annual chemical use? Mr. MacKenzie asked for the establishment of CURB the acronym for Chemical Use Review Board to monitor toxic emissions in the area. Mr. MacKenzie concluded with a thanks for the efforts of the city staff and especially Carl Leivo in this process and stated he would continue to testify at public hearings and he was looking forward to another time to appear before the Planning Commission since we have run out of public hearings.

Dawna Gallagher, 7342 Rasmussen, was recognized and stated that after reviewing the final draft of the general plan regarding the Housing Element, that she realized how much more work had been put into the document and appreciated the recognition of affordable housing. However, she stated there is really no one assigned to work on a solution for these problems and it seems all we really have are suggestions and recognition that there is a problem. Ms. Gallagher stated she has been committed to the problems of the homeless and affordable housing for the last 6 1/2 years and this is a major concern of hers. She stated we are proposing a Wal-Mart store which pays a top wage of \$7.00 per hour for its employees. A wage earner at that rate of pay would only be able to afford

\$300.00 per month rent, therefore, making it impossible for them to live and work and Rohnert Park.

Chairman Mullins stated that Wal-Mart pays better than K-Mart where the prevailing wage is the minimum.

Mr. Gallagher stated you may have a few people, like forklift operators who earn \$11.00 per hour because they are unionized. Ms. Gallagher asked if the housing element encourages housing at all levels of income. It appears we are not making plans for anyone earning less than \$60,000 annually which is what you need in order to afford a house in Rohnert Park and most people cannot even afford a condominium with even 10% down, they can't qualify for a loan. Ms. Gallagher asked if there was going to be a local body formed that will say these goals will be accomplished by a set date and this is how we are proposing to accomplish this?

Chairman Mullins responded that he had no idea.

Commissioner Hamilton stated the Planning Commission can request the City Council to appoint a board.

Chairman Mullins closed the public hearing.

Chairman Mullins invited Jake MacKenzie to all future Planning Commission meetings.

Carl Leivo stated there is still an opportunity for the Planning Commission to propose general changes to the General Plan and we will pass those changes to the general plan in a two stage motion. The Commission can make the changes and adopt the resolution. For example creating a housing board or including annual water quality data, air quality data, etc.

Ms. Gallagher stated from the audience that this is a lot of work for a Housing Element without putting something in place to implement it.

Upon motion by Commissioner Hamilton to make the changes as discussed at tonight's meeting to the draft general plan, namely the recommendation to the City Council to set up a Housing Board, the inclusion of an annual water analysis and wastewater pumping capacity, seconded by Commissioner Hirson.

AYES (3) Hamilton, Hirson, Mullins

NOES (1) Jones

Commissioner Jones stated that the Planning Commission's job is the same as that as a Housing Board and to add another commission is just adding to the bureaucracy.

Commissioner Hamilton stated he did not want to be part of a Housing Board.

Commissioner Hirson asked why we don't just expand on the rent control board to add a housing board.

Upon motion by Commissioner Hamilton, seconded by Commissioner Hirson, Resolution 90-6 was adopted approving the draft general plan as amended and unanimously approved.

Chairman Mullins called a recess at 9:15 p.m.

Meeting called back to order at 9:25 p.m.

File No. 1400
Condiotti Entprs.
Rezoning

Planning Director Skanchy reviewed his staff report to rezone a 5 acre portion of a 32 acre parcel from RM-2000 PD (Multiple Family Residential PD) District to CN PD (Neighborhood/Commercial PD) District. The subject property is located on the south side of E. Cotati Avenue west of and contiguous to Canon Manor subdivision within the unincorporated area of the County and south of Sonoma State University. Planning Director Skanchy advised that the property was previously owned Enterprises recently. Condiotti Enterprises recently acquired the property and is making preliminary plans for a shopping center that will serve both the surrounding neighborhoods and Sonoma State University.

Chairman Mullins opened the public hearing.

Jimmie Rogers, 101 Golf Course Drive, was recognized and stated he was here to represent the owners if there were any question and welcomed the opportunity to attend a meeting with staff and SSU.

Ralph Jones, 5309 Country Club Drive, Rohnert Park was recognized and stated he owned 22 acres at the corner of E. Cotati Avenue and Petaluma Hill Road. Mr. Jones stated he had no objection to this land being developed into a commercial zone. He stated that in 1995, residents of the Canon Manor area will be applying for annexation to the City of Rohnert Park. Mr. Jones asked the Planning Commission not to forget the residents out there because sooner or later we will be part of the city and he stated they also have a well out there that the city will find useful.

Chairman Mullins closed the public hearing.

Commissioner Hirson stated he wanted to make his opinion clear in regards to the merit of reviewing file #1400 at this time and that it should not have been calendered for tonight's meeting. He stated that we do not have an adopted general plan at this time and we are already making zoning changes to the general plan and he did not think we were operating in a legal manner and he wished that City Attorney, John Flitner was present to clarify this situation.

Chairman Mullins advised Commissioner Hirson that the Commission is making a recommendation to the City Council at this time and we are not doing anything out of sequence.

Commissioner Hirson stated the recommendation is being made based on a draft general plan that we don't know at this time will be approved.

Commissioner Jones asked that if this land is turned into neighborhood commercial, what land will be left for the student housing and how is the city preparing to handle 15,000 students?

Planning Director Skanchy replied that in no way can the city be responsible to provide housing to 15,000 students.

Commissioner Hirson made the motion that we agendaize file #1400 for a public hearing to be held at the next regularly scheduled Planning Commission meeting of May 10, 1990.

The motion died for lack of a second.

Upon motion by Commissioner Hamilton and seconded by Commissioner Jones, File No. 1400 to adopt Resolution 90-7 to rezone a 5± acre parcel from RM-2000 PD to CM PD (Neighborhood/Commercial PD) District.

AYES (3) Hamilton, Jones, Mullins
NOES (0)
ABSTAIN (1) Hirson

Commissioner Hirson stated it was his opinion that the Planning Commission was not acting responsibly on this request at this time.

File No. 1399
Jimmie Rogers
Rezoning

Planning Director Skanchy reviewed his staff report to rezone a 1.6 acre parcel from A (Agricultural) to CN PD (neighborhood/commercial planned unit development) district. Subject property is located on the southwest corner of Maurice Avenue and E. Cotati Avenue contiguous to Spreckels Place Subdivision Unit #3 and #4. Subject property was created as a result of Condiotti Enterprises exchanging lands with the Episcopal Church and the extension of Snyder Lane and Maurice Avenue south from E. Cotati Avenue directly into the Sprekels Place subdivision.

Chairman Mullins opened the public hearing. With no one wishing to speak, the public hearing was closed.

Upon motion by Commissioner Hamilton, seconded by Commissioner Jones, adoption of Resolution 90-8 to rezone a 1.6 acre parcel from A (Agricultural) to CN PD (neighborhood/commercial planned unit development) district.

AYES (3) Hamilton, Jones, Mullins
NOES (0)
ABSTAIN (1) Hirson

Commissioner Hirson stated it was his opinion that this action was not legal at this time.

UNSCHEDULED PUBLIC
APPEARANCES:

None

MATTERS FROM COMMISSIONERS

Commissioner Jones asked what the status is regarding the widening of Redwood Drive.

Planning Director Skanchy advised it is being disputed by the Sierra Club and is scheduled for a City Council meeting.

Commissioner Hirson asked that the Commission discuss a policy decision to be consistent regarding refunding of Use Permit fees and if there should be refunds at all. He asked that this item be agendized for the May 10, 1990 meeting.

ADJOURNMENT:

There being no further business, Chairman Mullins adjourned the meeting at 9:45 p.m. until Thursday, May 10, 1990.

Chairperson

Secretary

Planning Staff Report
File No. 1400 - Condiotti Enterprises
Rezoning

APPLICANT

Condiotti Enterprises

SUBJECT

Rezoning

REQUEST

To rezone a 5 acre \pm portion of a 32 acre parcel from RM-2000 PD (Multiple Family Residential PD) District to CM PD (Neighborhood/Commercial PD) District.

PROPERTY SIZE, SHAPE AND LOCATION

Subject property is located on the south side of E. Cotati Avenue west of and contiguous to Canon Manor subdivision within the unincorporated area of the county and south of Sonoma State University.

SURROUNDING DEVELOPMENT AND ZONING

The surrounding development and zoning is as follows: The area to the east is developed with the Canon Manor residential subdivision and is zoned RR (Rural Residential); the area to the north is developed with Sonoma State University and is zoned A (Agricultural); the areas to the south and west are within the City of Rohnert Park and are zoned (single family residential) and (multiple family residential) and are developed with Spreckles subdivision.

GENERAL PLAN DESIGNATION

The draft General Plan designates subject property as neighborhood and college oriented commercial uses.

PRESENT USE

Vacant

ENVIRONMENTAL DESIGNATION

No further environmental approval is required for this project inasmuch as it was approved under the E. Cotati Avenue Environmental Impact Report as certified by the Rohnert Park City Council.

OTHER INFORMATION

On July 14, 1987, the Rohnert Park City Council rezoned subject property which was part of the 205 acre E. Cotati Avenue annexation.

A 12 acre portion of the 32 acre parcel was zoned to CN PD and RM 2000 PD. The remainder of the 32 acres was zoned to R-1:6500 PD and RM 2000 PD.

At the time of the original public hearings, it was noted that the applicants, Y.C.S. Corporation, did not have any specific plans for subject property so the city zoned the property both commercial and multiple family.

The City Council during the public hearing did indicate that they would consider rezoning the total 12 acre parcel to commercial at a later date when the need arises. This was brought about by the rezoning of a 6 acre parcel of land located on the northwest corner of Camino Colegio and E. Cotati Avenue from Commercial to Multiple Family Residential for the Vintage Point condominiums for the Luckey Company.

Condiotti Enterprises has currently acquired the property and is making preliminary plans for a shopping center that will serve both the surrounding neighborhoods and Sonoma State University.

The draft General Plan stipulates that the type of commercial uses that should develop in this area should be college oriented to serve the university, faculty and surrounding residents. On Wednesday, April 25, 1990, City Manager, Peter M. Callinan, Assistant to the City Manager, Carl Leivo and myself met with Dr. Benson and members of his staff to discuss the types of uses that would be beneficial to Sonoma State University and the City of Rohnert Park.

During the discussion, Dr. Benson and his staff indicated that the area should develop with retail/commercial uses that both serve the surrounding neighborhoods as well as the university. They felt that the neighborhood commercial zone would suffice but would like to review and have input on the plans and type of uses that go into the shopping center.

Staff indicated that they would work with the university and that all plans would be referred to the President's office for their review and comments.

Staff is proposing to amend the CN District so that any commercial uses in proximity of the university would be submitted to the President's office for review and comments, prior to approval by the city.

Based on the proposed requests and the fact that the proposed zoning is in conformance with the draft general plan land use which designates a total 12 acre \pm portion of the 32 acres as retail/commercial, staff recommends that the remaining 5 acres \pm portion of the 12 acre parcel be rezoned from the RM: 2000 PD to CN (neighborhood commercial) PD.

It is recommended that the Planning Commission adopt Resolution 90-5 recommending to the City Council that subject property be rezoned as requested.

Paul Skanchy
Planning Director
May 3, 1990

Planning Staff Report
File No. 1399 - Jimmie Rogers
Rezoning

APPLICANT

Jimmie Rogers

SUBJECT

Rezoning

REQUEST

To rezone of a 1.6 acre parcel from A (Agricultural) to CN PD (neighborhood/commercial planned unit development) district.

PROPERTY SIZE, SHAPE AND LOCATION

Subject property is a 1.6 acre parcel located on the southwest corner of Maurice Avenue and E. Cotati Avenue contiguous to Spreckels Place subdivision unit #3 and #4.

SURROUNDING DEVELOPMENT AND ZONING

The surrounding development and zoning in this area is as follows: The areas to the north and northwest and south is zoned R1 6500 PD are developed with single family dwellings; the area to the southwest is zoned RM:1500 and is developed with Sonoma Grove Trailer Park; the area to the west is zoned CS service commercial is developed with a small retail commercial center; and the area to the east is zoned Agricultural and is developed with the Holy Family Episcopal Church.

GENERAL PLAN DESIGNATION

The draft general plan designates subject property as neighborhood commercial.

PRESENT USE

Vacant

ENVIRONMENTAL DESIGNATION

This area is covered under the draft EIR for the Rohnert Park General Plan.

OTHER INFORMATION

As stated, the applicant is requesting that subject property be zoned from its current agricultural district to CN PD (neighborhood commercial planned unit development) district.

Subject property was created as a result of Condiotti Enterprises exchanging lands with the Episcopal Church and the extension of Snyder Lane and Maurice Avenue from E. Cotati Avenue directly into the Spreckels Place subdivision as requested by the City.

When the church property was purchased by Condiotti Enterprises, in order to build the new road, a 1.6 acre parcel was left over which was too small for the church to build their new facilities. Condiotti Enterprises sold and exchanged a portion of the Spreckels Place subdivision located on the east side of Maurice Avenue to the Church on which the new facilities are located.

In reviewing the proposal and the fact that subject property is contiguous to existing commercial and would not be conducive for residential development, staff recommends that subject property be rezoned from its A (Agricultural) District to CN PD (Neighborhood/Commercial Planned Unit Development) District.

It is recommended that the Planning Commission go on record adopting Resolution 90-6 recommending to the City Council that subject property be rezoned.

Paul Skanchy
Planning Director
May 3, 1990

«DATA 4/16 EIR mailing list

April 16, 1990

«nameaddress»

Dear «lastname»:

The City of Rohnert Park has held numerous public meetings and received many valuable suggestions since distributing its Draft General Plan. The City Council and Planning Commission sincerely appreciate the time and effort made to review the Draft General Plan and prepare suggested amendments.

The City Council and Planning Commission have reviewed these suggestions and amended the draft. These changes have been incorporated into a Final Draft of the General Plan (enclosed).

As a courtesy, the City is distributing copies of the Final Draft. If you wish to offer further suggestions, please submit them in the next three weeks. Final public hearings on the General Plan are scheduled at 7:30 p.m. on May 3, 1990, before the Planning Commission and at 7:00 p.m. on May 8, 1990, before the City Council. If we have your comments by either date, they will be entered into the record.

Again, thank you for your assistance.

Sincerely,

CITY OF ROHNERT PARK

Carl Eric Leivo
Assistant to the City Manager

CEL:dt

Enclosure

County Water Agency
P. O. Box 11628
Santa Rosa, CA 95406

Sonoma County Public Works
575 Administration Drive
Santa Rosa, CA 95406

Charles Crowder
Caltrans District 4
P. O. Box 7310
San Francisco, CA 94120

U.S. Army Corps of Engineers
District Offices
211 Main Street
San Francisco, CA 94105

Randy Johnsen
City Manager
City of Cotati
201 West Sierra Avenue
Cotati, CA 94931-4217

Dennis Dorch
City Planner
City of Cotati
201 West Sierra Avenue
Cotati, CA 94931-4217

The Honorable Bob Davis
Mayor of Cotati
201 West Sierra Avenue
Cotati, CA 94931-4217

Linda Shorey
Vice Mayor of Cotati
201 West Sierra Avenue
Cotati, CA 94931-4217

Councilman Bill Miller
City of Cotati
201 West Sierra Avenue
Cotati, CA 94931-4217

Councilwoman Katherine Roberts
City of Cotati
201 West Sierra Avenue
Cotati, CA 94931-4217

Councilman Arch Stewart
City of Cotati
201 West Sierra Avenue
Cotati, CA 94931-4217

Harvey Bell
700 Lindsay Avenue
Rohnert Park, CA 94928

Elizabeth Eddins
829-A St. Helena Avenue
Santa Rosa, CA 95404

Water Quality Control Board
1440 Guerneville Road
Santa Rosa, CA 95401

Sonoma County Farm Advisory
2604 Ventura Avenue, Rm. 100-P
Santa Rosa, CA 95401

Bay Area Air Quality Management
939 Ellis Street
San Francisco, CA 94109

John Haro, Superintendent
Rohnert Park-Cotati School District
325 East Cotati Avenue, Suite A
Cotati, CA 94931

Ellis Wells, President
Rohnert Park-Cotati School District
325 East Cotati Avenue, Suite A
Cotati, CA 94931

Larry Weissenburger, Clerk
Rohnert Park-Cotati School District
325 East Cotati Avenue, Suite A
Cotati, CA 94931

Kathy Ferri, Boardmember
Rohnert Park-Cotati School District
325 East Cotati Avenue, Suite A
Cotati, CA 94931

Jack Hammond, Boardmember
Rohnert Park-Cotati School District
325 East Cotati Avenue, Suite A
Cotati, CA 94931

Dennis Kelleher, Boardmember
Rohnert Park-Cotati School District
325 East Cotati Avenue, Suite A
Cotati, CA 94931

Tom Robbins
Sonoma County Agricultural
Commissioner
2604 Ventura Avenue
Santa Rosa, CA 95401

Richard Rogers, A.I.C.P.
Sonoma County Planning Dept.
575 Administration Drive
Santa Rosa, CA 95403

State Dept. of Fish & Game
P. O. Box 47
Yountville, CA 94599

Trent W. Orr, Esq.
Law Office of Kathryn B. Dickson
295 Fell Street, Suite A
San Francisco, CA 94102

Tom Schopflin
County Administrator
Sonoma County
535 Administration Drive, Rm.
104A
Santa Rosa, CA 95403

Ken Milam
Planning Director
Sonoma County
575 Administration Drive, Rm.
105A
Santa Rosa, CA 95403

Ken Blackman
City Manager
Sonoma County
P. O. Box 1678
Santa Rosa, CA 95402

Supervisor Ernest Carpenter
Sonoma County Board of
Supervisors
575 Administration Drive, Rm.
116A
Santa Rosa, CA 95401

Supervisor Nick Esposti
Sonoma County Board of
Supervisors
575 Administration Drive, Rm.
116A
Santa Rosa, CA 95401

Supervisor James Harberson
Sonoma County Board of
Supervisors
575 Administration Drive, Rm.
116A
Santa Rosa, CA 95401

Supervisor Janet Nicholas
Sonoma County Board of

Supervisors
575 Administration Drive, Rm.
116A
Santa Rosa, CA 95401

Supervisor Tim Smith
Sonoma County Board of
Supervisors
575 Administration Drive, Rm.
116A
Santa Rosa, CA 95401

Planning Department
City of Santa Rosa
P. O. Box 1678
Santa Rosa, CA 95403

Sonoma State University
Office of the President
1801 East Cotati Avenue
Rohnert Park, CA 94928

Sonoma State University Library
1801 East Cotati Avenue
Rohnert Park, CA 94928

Donna MacKenzie
Local Agency Formation
Commission
575 Administration Drive
Santa Rosa, CA 95403

Rohnert Park Library
6600 Hunter Drive
Rohnert Park, CA 94928

«DATA 4/17 GP mailing list»

April 17, 1990

«nameaddress»

Dear «lastname»:

Final public hearings on the General Plan and Draft Environmental Impact Report (EIR) are scheduled on two dates. The Planning Commission will meet on Thursday, May 3, 1990, at 7:30 p.m. and the City Council (notice enclosed) will meet on Tuesday, May 8, 1990 at 7:00 p.m. All mandatory elements of the General Plan and the Draft EIR for the General Plan will be considered.

Copies of the Final Draft of the General Plan and Draft EIR are available to the public at the Rohnert Park Planning Department, free of charge. Written questions and comments could be submitted prior to the hearings and City staff and/or the City's environmental consultant will prepare a response.

These meetings will take place at City Hall, 6750 Commerce Boulevard. I hope you will join us for these important meetings.

Sincerely,

CITY OF ROHNERT PARK

Carl Eric Leivo
Assistant to the City Manager

CEL:dt

Enclosure

CITY OF ROHNERT PARK
NOTICE OF PUBLIC HEARING
FOR THE DRAFT GENERAL PLAN
AND DRAFT ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that the Planning Commission of the CITY OF ROHNERT PARK will on Thursday, the 3rd day of May, 1990, at the hour of 7:30 p.m. (or as soon thereafter as the matter is reached during the Planning Commission meeting) in the City Council Chambers, 6750 Commerce Boulevard, Rohnert Park, hold two public hearings to consider:

- (1) The Draft General Plan and all mandatory elements including the Land Use; Circulation; Housing; Conservation; Open Space; Noise and Safety.
- (2) The Draft Environmental Impact Report for the Rohnert Park General Plan.

Copies of the Draft General Plan and Draft Environmental Impact Report are on File (File No. 1251 A and B) with the Rohnert Park Planning Department for public review and comments by April 23, 1990.

ALL PERSONS INTERESTED are invited to attend the meeting. Any written statements may be sent to the Planning Director for presentation at the meetings no later than May 3, 1990.

Paul Skanchy
Planning Director

File No. 1251A-B
March 29, 1990

CITY OF ROHNERT PARK
NOTICE OF PUBLIC HEARING
FOR THE DRAFT GENERAL PLAN
AND DRAFT ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that the City Council of the CITY OF ROHNERT PARK will on Tuesday, the 8th day of May, 1990, at the hour of 7:00 p.m. (or as soon thereafter as the matter is reached during the City Council meeting) in the City Council Chambers, 6750 Commerce Boulevard, Rohnert Park, hold two public hearings to consider:

- (1) The Draft General Plan and all mandatory elements including the Land Use; Circulation; Housing; Conservation; Open Space; Noise and Safety.
- (2) The Draft Environmental Impact Report for the Rohnert Park General Plan.

Copies of the Draft General Plan and Draft Environmental Impact Report are on File (File No. 1251 A and B) with the Rohnert Park Planning Department for public review and comments.

ALL PERSONS INTERESTED are invited to attend the hearings. Written statements may be sent to the City Manager by May 1, 1990 for presentation at the hearings.

Pete M. Callinan
City Manager

File No. 1251A-B
April 9, 1990

Scott Ahrens
5101 Hacienda Court
Rohnert Park, CA 94928

Norah Alford
101 Enterprise, #75
Rohnert Park, CA 94928

Tom Anderson
534 LaCrosse Court
Rohnert Park, CA 94928

Jim Angelo
5785 Dolores
Rohnert Park, CA 94928

Henry Arian
4567 Harbor Lane
Rohnert Park, CA 94928

Marcelle Arian
4567 Harbor Lane
Rohnert Park, CA 94928

Charlie (Brown) Artman
Sonoma Grove: 25 Alexis
7450 Cristobal Way
Rohnert Park, CA 94928-3566

Frank Ball
513 Oak Lake Avenue
Santa Rosa, CA 95409

Anella Barbour
7367 Belita Avenue
Rohnert Park, CA 94928

Evelyn R. Beauchamp
1117 Cielo Circle
Rohnert Park, CA 94928

Harvey Bell
700 Lindsay Avenue
Rohnert Park, CA 94928

Henry Bills
1161 San Antonio
Rohnert Park, CA 94928

Ray Biloplavek
815 Corti Aziel
Rohnert Park, CA 94928

Teresa Bowden
1701 East Cotati Avenue
Box 9019
Rohnert Park, CA 94928

Joseph Boyle
1372 Mattice Lane
Rohnert Park, CA 94928

Linda Branscomb
21 Anne
Rohnert Park, CA 94928

Mrs. Raymond A. Brooks
P. O. Box 1173
Rohnert Park, CA 94927-1173

Janice Brown
4438 Hollingsworth Circle
Rohnert Park, CA 94928

Leff Brown
4438 Hollingsworth Circle
Rohnert Park, CA 94928

Clifton Buck-Kauffman
1039 Madrone Avenue
Cotati, CA 94931

Thomas Brenton Burrell
6189 San Mateo Court
Rohnert Park, CA 94928

Marion Burrell
6189 San Mateo Court
Rohnert Park, CA 94928

Patricia Cantú
#2 Alexis
Rohnert Park, CA 94928

T. Robert Cato
6197 Santa Clara Place
Rohnert Park, CA 94928

James Christian
1300 North Dutton, Suite 106
Santa Rosa, CA 95401

Frank M. Christmas
7380 Circle Drive
Rohnert Park, CA 94928

James M. Clark
80 Walnut Circle
Rohnert Park, CA 94928

Gregory R. Conklin
6079 Darleen Court
Rohnert Park, CA 94928

Dixie Conway
5680 Daniel Drive
Rohnert Park, CA 94928

Patricia M. Costello
430 Santa Barbara Drive
Rohnert Park, CA 94928

Consuelo Couley
6179 San Bruno Court
Rohnert Park, CA 94928

Julia D'Addario-Ahrens
5101 Hacienda Court
Rohnert Park, CA 94928

Tim Danesi
6400 Meadow Pines Avenue
Rohnert Park, CA 94928

Robert Davig
53 Varda Street
Rohnert Park, CA 94928

Barbara Davies
c/o Williamson Mortgage Co.
P. O. Box 1667
Lafayette, CA 94549

Bambi Dennett
5349 Daniel Drive
Rohnert Park, CA 94928

Rick Dennett
5349 Daniel Drive
Rohnert Park, CA 94928

Bob Dewey
Frank Howard Allen Co.
2245 Montgomery Drive
Santa Rosa, CA 95405

Barry Eisenberg
Sonoma Grove: 27 Alexis
Rohnert Park, CA 94928

Betty Ferra
433 Ava Avenue
Rohnert Park, CA 94928

Tony Ferra
433 Ava Avenue
Rohnert Park, CA 94928

Louise Field,
40 Anne Avenue
Rohnert Park, CA 94928

Tracy Fields
742 Racquet Club Court
Rohnert Park, CA 94928

Richard Forrest
1339 Megan Place
Rohnert Park, CA 94928

Betty Fredericks
242 Alden Avenue
Rohnert Park, CA 94928

Denny C. Freeman, DC
340 Raley's Towne Centre
Rohnert Park, CA 94928

Margaret Fuller
5730 Davis Circle
Rohnert Park, CA 94928

Dawna Gallagher
7342 Rasmussen Way
Rohnert Park, CA 94928

Thomas J. Gallagher
7342 Rasmussen Way
Rohnert Park, CA 94928

Harlan Gates
5730 Davis Circle
Rohnert Park, CA 94928

Sandra L. Geary
1422 Montana
Rohnert Park, CA 94928

George Geister
5715 Davis Circle
Rohnert Park, CA 94928

John Giertz
P. O. Box 1741
Rohnert Park, CA 94928

Frank Gilman
85 Alma Avenue
Rohnert Park, CA 94928

Homer Goodwin
41 Yaurel Court
Rohnert Park, CA 94928

Pilar Goodwin
41 Yaurel Court
Rohnert Park, CA 94928

Mike Gragg
7408 Brenda Way
Rohnert Park, CA 94928

Flo Gresty
4507 Fairway Drive
Rohnert Park, CA 94928

Gerald Griffin
1514 Garfield Court
Rohnert Park, CA 94928

Alfred Haggerty
167 Fescue Way
Rohnert Park, CA 94928

Laura Hamilton
8025 Beverly Drive, #301
Rohnert Park, CA 94928

Robert Harkary
6495 Bennet Valley Road
Santa Rosa, CA 95404

Craig Harrington
1936 Spring Street
Healdsburg, CA 95448

Ron Harris
333 Enterprise, #29
Rohnert Park, CA 94928

Hertzel Harrison
4413 Hamlet
Rohnert Park, CA 94928

E. Heison
915 Dorine Avenue
Rohnert Park, CA 94928

Linda Henderson
1433 Magnolia Avenue
Rohnert Park, CA 94928

Molly Herman
4855 Synder Lane, Apt. 382
Rohnert Park, CA 94928

John Hoobler
7102 Adrian Drive
Rohnert Park, CA 94928

Marjorie Jean Hoobler
7102 Adrian Drive
Rohnert Park, CA 94928

George Horwedel
7669 Camino Colegio
Rohnert Park, CA 94928

Robert Intersimone
4310 Fairway
Rohnert Park, CA 94928

Ralph Jones
5309 Country Club Drive
Rohnert Park, CA 94928

Catherine Isett
1435 Muir Place
Rohnert Park, CA 94928

Rick Kaufman
1520 Holly Avenue
Rohnert Park, CA 94928

Mrs. W. B. Kery
4750 Country Club
Rohnert Park, CA 94928

Karl Kim
217 Fauna Avenue
Rohnert Park, CA 94928

Jerry Kohler
371 Bonnie Court
Rohnert Park, CA 94928

Lewis J. Kuehm
1406 Gregory Court
Rohnert Park, CA 94928

Robert Lee & Associates
Attn: Pat Chapman
900 Larkspur Landing Circle #1
Larkspur, CA 94939

Jeff Leon
4 Embarcadero Center, #1400
San Francisco, CA 94111

Joseph Louvar
912 Edna Court
Rohnert Park, CA 94928

Theresa J. Louvar
912 Edna Court
Rohnert Park, CA 94928

Rick Luttmann
917 Dokine Avenue
Rohnert Park, CA 94928

Alvin Reed Lyle
4536 Fairway Drive
Rohnert Park, CA 94928

Cathe Lynch
8201 Camino Colegio, #90
Rohnert Park, CA 94928

Barbara MacKenzie
1536 Gladstone Way
Rohnert Park, CA 94928

Jake MacKenzie
1536 Gladstone Way
Rohnert Park, CA 94928

Ed Maness
963 Ellen Court
Rohnert Park, CA 94928

Jim Manion
439 Ava Avenue
Rohnert Park, CA 94928

Brian Marshall
1444 Warrington Road
Santa Rosa, CA 95404

Alici E. McAdams
16 Alexis
Rohnert Park, CA 94928

Alvin B. McArdle
18 Circulo Lujo
Rohnert Park, CA 94928

Dennis G. McCormack
1431 Jasmine Circle
Rohnert Park, CA 94928

Ray McKenzie
7729 Montero Drive
Rohnert Park, CA 94928

James Michener
1312 Gold Way
Rohnert Park, CA 94928

Dave Mochel
4405 Hollingsworth
Rohnert Park, CA 94928

Linda Morand
5297 Eunice Street
Rohnert Park, CA 94928

Paul Morand
5297 Eunice Street
Rohnert Park, CA 94928

Lee Neuerburg
7621 Beverly Drive
Rohnert Park, CA 94928

Ron Neuerburg
7621 Beverly Drive
Rohnert Park, CA 94928

Edward O'Brien
1525 Holly Avenue 1
Rohnert Park, CA 94928

Marjorie O'Brien
1525 Holly Avenue 1
Rohnert Park, CA 94928

Patrick O'Connell
8459 Liberty Avenue
Rohnert Park, CA 94928

Kevin Otten
328 Allan Avenue
Rohnert Park, CA 94928

Charmaine Padilla
252 Fig Ct.
Rohnert Park, CA 94928

Linda R. Park
1265 Camino Coronado
Rohnert Park, CA 94928

Darryl Parkinson
1373 Parkway
Rohnert Park, CA 94928

Lynn Phillips, Jr.
P. O. Box 1412
Rohnert Park, CA 94927

Robert Powell
952 Hawthorne Circle
Rohnert Park, CA 94928

Karyn Pulley
6390 San Rafael Court
Rohnert Park, CA 94928

Monique Purkett
64 Francis Circle
Rohnert Park, CA 94928

S. Purkett
64 Francis Circle
Rohnert Park, CA 94928

Richard J. Radtke
6188 San Ramon Place
Rohnert Park, CA 94928

Herbert Ray
1383 Middlebrook Way
Rohnert Park, CA 94928

Reji Ray
1383 Middlebrook Way
Rohnert Park, CA 94928

James E. Redding
7147 Barbi Lane
Rohnert Park, CA 94928

Beth Robertson
4722 Fairway Drive
Rohnert Park, CA 94928

Jimmie Rogers
101 Golf Course Drive
Rohnert Park, CA 94928

Joyce Rogers
101 Golf Course Drive
Rohnert Park, CA 94928

David Rostov
39 Walnut Circle
Rohnert Park, CA 94928

Athena Rushka
4867 Canyon Drive
Santa Rosa, CA 95409

Cecelia Russell
1550 Parkway Drive
Rohnert Park, CA 94928

Lon Russell
1550 Parkway Drive
Rohnert Park, CA 94928

Gene Schwarz
26 Freedom Place
Rohnert Park, CA 94928

Lisa Schwarz
26 Freedom Place
Rohnert Park, CA 94928

Calvin Scollon
101 Enterprise Drive, #142
Rohnert Park, CA 94928

Coralia Serafim
761 Lincoln Avenue
Rohnert Park, CA 94928

Rhonda Shawner
7592 Beverly Drive
Rohnert Park, CA 94928

Ted Shimkowski
614 Holly Avenue
Rohnert Park, CA 94928

Suzanne Shriver
7333 Cornell Avenue
Rohnert Park, CA 94928

John Sime
2 Las Casitas Drive
Rohnert Park, CA 94928

Elizabeth Smalarz
1541 Genesis Court
Rohnert Park, CA 94928

Bruce Smith
4501 Heath Circle
Rohnert Park, CA 94928

Spring Songbird
1333 Gold Way
Rohnert Park, CA 94928

Monse Speer
699 Lincoln Avenue
Rohnert Park, CA 94928

Pam Stafford
5793 Dexter Circle
Rohnert Park, CA 94928

Allen Stansbury
P. O. Box 1727
Rohnert Park, CA 94928

Georgia Clark Stevens
101 Enterprise Drive #99
Rohnert Park, CA 94928

Jeanne Stratford
7789 Montero Drive
Rohnert Park, CA 94928

John R. Stratford
7789 Montero Drive
Rohnert Park, CA 94928

Whitey Stratton
875 Holly Avenue
Rohnert Park, CA 94928

Paul Stutrud
712 Hudis Street
Rohnert Park, CA 94928

Kristin Swanson
7075 Adele Avenue
Rohnert Park, CA 94928

Dennis Tatman
1774 Santa Cruz Way
Rohnert Park, CA 94928

Alexis Tellis
505 Sansome Street, #1502
San Francisco, CA 94111

Mike Terwilliger
1165 Santa Cruz Way
Rohnert Park, CA 94928

A. Scott Thimann
1481 Parkway Drive
Rohnert Park, CA 94928

Renée Thimann
1481 Parkway Drive
Rohnert Park, CA 94928

James B. Thomas
4405 Hamlet Court
Rohnert Park, CA 94928

James Thompson
4300 Gloria Court
Rohnert Park, CA 94928

Mrs. James Thompson
4300 Gloria Court
Rohnert Park, CA 94928

Michael Tippet
31 Alexis
Rohnert Park, CA 94928

Helen M. Todd
961 Santa Cruz Way
Rohnert Park, CA 94928

Jay Todd
961 Santa Cruz Way
Rohnert Park, CA 94928

Dale Trowbridge
6039 Elsa Avenue
Rohnert Park, CA 94928

John Unguren
4380 Fairway Drive
Rohnert Park, CA 94928

David Van Nuys
6189 San Bruno Court
Rohnert Park, CA 94928

Jerry Weiss
P. O. Box 7044
Cotati, CA 94931

Larry R. Williamson
Williamson Mortgage Company
P. O. Box 1667
Lafayette, CA 94549

Frank Willis
Sonoma Grove: 44 Varda
Rohnert Park, CA 94928

Chip Worthington
8080 Mitchell Avenue
Rohnert Park, CA 94928

Tim Wright
1010 Copeland Creek
Rohnert Park, CA 94928

Mindy Young
Sonoma Grove: 22 Barta
Rohnert Park, CA 94928

DEPARTMENT OF CONSERVATION

DIVISION OF MINES AND GEOLOGY

SACRAMENTO DISTRICT OFFICE

630 BERCUT DRIVE

SACRAMENTO, CA 95814-0189

Phone (916) 324-7299



March 28, 1990

RECEIVED

APR 2 - 1990

ROHNERT PARK

Mr. Paul Skanchy
Planning Director
City of Rohnert Park
6750 Commerce Boulevard
Rohnert Park, Ca 94928

Dear Mr. Skanchy:

Subject: City of Rohnert Park's Safety Element of the General Plan

As per your request, the Department of Conservation's Division of Mines and Geology (DMG) has reviewed the City of Rohnert Park's Safety Element with respect to geologic and seismic hazards. The Draft Safety Element provides a broad picture of potential geologic and seismic hazards affecting the city. The main potential hazards, identified in the Element, are expansive soils, seismic ground shaking, and seismically-induced ground failure. At the present time, however, it would appear that there is not enough detailed soils or geologic information to delineate areas within the city boundaries which are at a relatively greater risk to these hazards.

The Safety Element proposes to require soils engineering and geologic reports for all development projects (Proposal 8), and to record information of potential geologic hazards on parcel maps and final maps (Proposal 11). We concur with these proposals since they should result in hazard potential maps which can be used for future planning purposes. We would recommend further that any existing geotechnical and geologic report information be compiled on city maps, if available, so that this type of information can be used for current land use planning. Any maps of potential hazards should be included in future Safety Element updates, as well. To assist in the preparation of geologic and seismic hazard maps, references for surficial geologic and soils information are included at the end of this letter.

Mr. Paul Skanchy
March 28, 1990
Page Two

If you have any questions regarding these comments, or if we can be of further assistance, please contact me at (916) 322-2562.

Sincerely,



Zoe K. McCrea
Senior Environmental Planner

ZKM:TPM:skk

cc: Timothy McCrink, Division of Mines and Geology

References:

Huffman, M.E., and Armstrong, C.F., 1980, Geology for planning in Sonoma County: California Division of Mines and Geology Special Report 120.

U. S. Department of Agriculture, Soil Conservation Service, 1972, Soil survey of Sonoma County.

LAW OFFICES OF
KATHRYN BURKETT DICKSON
295 FELL STREET, SUITE A
SAN FRANCISCO, CALIFORNIA 94102

KATHRYN BURKETT DICKSON
JEFFREY A. ROSS
GAY C. DANFORTH

RECEIVED
APR 16 1990
CITY OF ROHNERT PARK

TELEPHONE
(415) 864-1725
FAX: (415) 864-8263

13 April 1990

Members of the City Council
City of Rohnert Park
6750 Commerce Boulevard
Rohnert Park, CA 94927

Council Correspondence	X
Copy to ea. Councilman	X
Copy to <i>Leivo</i>	X
Copy to <i>Skanechy</i>	X

Dear Councilmembers:

I am writing you on behalf of the Sierra Club and Harvey Bell regarding your approval April 10 of an increase in the allocation of residential building permits for 1990-92. It is my understanding that, in conjunction with this approval, you directed City staff to amend the Housing Element of the existing Final Draft of the proposed General Plan for Rohnert Park as suggested in a memorandum to you from Carl Leivo, Assistant to the City Manager, dated April 4, 1990, in order to make the Housing Element conform to the increased allocation you approved.

The approval of a significant increase in the number of houses that can be built in the City over the allocation in effect prior to your April 10 action (an increase from 529 to 974) is, in the absence of a current valid housing element, a clear violation of the letter and spirit of the Superior Court's decision in the Sierra Club v. City Council cases. The decision to allow the construction of an additional 445 residences in the City is undoubtedly an approval of a "significant development project" in violation of the Court's orders, and, as such, should be rescinded, and no further action should be taken upon residential building permit allocations until such time as a valid general plan is in place. I have been informed that you determined that no building permits pursuant to the increased allocation will be issued until after a general plan has been adopted. If this is in fact true, then there can be no harm whatsoever to the City in rescinding this illegal approval and awaiting a valid general plan before taking any further action on residential permit allocations. To do otherwise would be to jeopardize the validity of the Housing Element of the amended general plan, which must precede, not result from, any new significant development decisions.

As to the amendment of the existing Final Draft of the General Plan to adopt the recommendations of Mr. Leivo's memo, I direct your attention to § 65356 of the Government Code, which mandates that "any substantial modification [of a draft general plan amendment] proposed by the legislative body [i.e., the City

XVIII.31

Members of the City Council
13 April 1990
Page 2

Council] not previously considered by the [planning] commission during its hearings, shall first be referred to the planning commission for its recommendation." Under this provision, the City Council cannot lawfully approve a substantial modification of the Housing Element, which an 84% increase in the number of residential units that would be built in the first three years of the Plan period clearly represents, until the matter has been heard by, and a recommendation received from, the Planning Commission.

Finally, the General Plan Guidelines of the State Office of Planning and Research note further that any substantial modification of a draft general plan prior to its approval must be subjected to environmental review. Chap. 2, p. 61. The Draft EIR on the General Plan, released in mid-March, obviously does not take into account or analyze the impacts of the increased allocation approved April 10. This is obvious from Mr. Leivo's acknowledgment that the Draft General Plan itself must be altered to accommodate the increase.

It is especially important to analyze the environmental impacts of a decision to permit the maximum number of residences to be built that sewer capacity will allow. (Indeed, the City's decision to allow 974 residential units to be built over the next three years exceeds the 970 units City Engineer Brust claims the unused capacity would accommodate.) Given the City's admission that this increase is based on last year's sewage flow figures alone, it is even more important that the environmental ramifications of this maximum buildout be explored before any approval is given. As the Draft General Plan EIR itself concedes, "sewage flow levels vary widely from year to year," and "the amount available to new development changes from one year to the next due to variations in sewage flow." EIR, p. 3.1-7. It is highly irresponsible, not to mention illegal under CEQA, to approve this maximum buildout based on the low sewage flows of a dry year without any examination of flow levels in previous years, of average flow levels, or of the likely consequences for downstream water quality and for the residents of Rohnert Park of the burden of an additional 974 houses on the City's heavily-used sewer system during a wet winter. These are issues of community-wide concern that should be considered in the General Plan's circulation, safety or conservation element as well.

While addressed to the particular illegalities that surround the Council's approval of the increased allocation, this letter should be considered a part of the Sierra Club's and Harvey Bell's comments on the Draft General Plan and EIR, as well. We strongly urge you to rescind your approval of the increased allocation of building permits and proceed with any further action on this matter in accordance with the Court's orders and

Members of the City Council
13 April 1990
Page 3

the provisions of state law discussed above. In the event that you do not, we are prepared to take whatever action is necessary to ensure the City's full compliance with the law.

Very truly yours,



Trent W. Orr
Attorney for the Sierra
Club and Harvey Bell

cc: Harvey Bell
Elizabeth Eddins
John Flitner, Esq.

COUNTY OF SONOMA
DEPARTMENT OF PUBLIC WORKS

117A ADMINISTRATION BUILDING
575 ADMINISTRATION DRIVE
SANTA ROSA, CALIFORNIA 95403

AREA CODE (707)
ROADS 527-2231
TRANSIT 585-7510
SANITATION 527-2231
REFUSE 527-2231

DONALD B. HEAD
DIRECTOR OF PUBLIC WORKS

April 17, 1990

RECEIVED

APR 20 1990

ROHNERT PARK

Paul Skanchy, Planning Director
6750 Commerce Boulevard
Rohnert Park, California 94928

This Department reviewed the Proposed Rohnert Park General Plan and General Plan EIR and has the following comments:

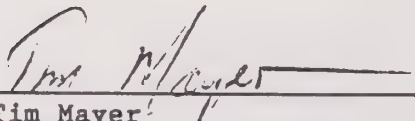
1. The Plan and EIR propose that a number of new roads be built. The General Plan should have a map, similar to figure 3.11 in the general plan which shows locations of proposed new roads. We are particularly interested in the location of the proposed through road between East Cotati Avenue and Valley House Drive and the Sonoma State University Connector. Have any standards been set for these proposed roads (i.e., number of lanes, width, roadway classification, etc.)? The EIR should discuss how the need for these streets has been determined, the expected time and phasing of construction, and the expected funding source.
2. Implementation Measure 12 on Page D-8 of the draft EIR should be clarified. Are plan lines being proposed for new streets Rohnert Park plans to construct outside of the existing City limits? If so, the EIR should disclose which streets are being proposed and show their locations on a map. The need for these streets should be correlated with the land use element of the General Plan.
3. Page 3.2-12 indicates that development in Rohnert Park could have cumulative effects on Petaluma Hill and Stony Point Roads. This is consistent with traffic studies done for the County General Plan which indicated that the need for four lanes on these roads will result mainly from development in Santa Rosa, Rohnert Park, Cotati, and Petaluma. Implementation Measure #8 (stating that the city of Rohnert Park will encourage improvement and widening to four travel lanes of Stony Point Road and Petaluma Hill Road from Santa Rosa to Petaluma) is proposed as a mitigation for Rohnert Park's cumulative impacts on County roads.

The County does not plan to construct the extra lanes in the near future, and has no funds allocated for such a project. Implementation Measure #8 should not be considered an adequate mitigation because it does not indicate how these extra lanes can be funded. Rohnert Park should determine its contribution to the need for the additional lanes and address a method of financing the City's share of the cost.

Policies 1 and 2 on Page D-8 could provide suitable mitigation for this impact if they are re-written to apply to roads both inside and outside of the Rohnert Park city limits. In other words, the City should analyze how the development described in the General Plan will contribute to the need for additional lanes or other improvements on County roads, and new development should be required to pay a pro-rata share of those improvements.

4. The plan contains a policy (Action 10, Page D-12) which calls for "the establishment of a new city in Sonoma County in the Southern part of the County in the general area of Lakeville Highway and the Highway 37 intersection to provide housing opportunities closer to job markets in Marin, Solano, and San Francisco Counties." The EIR should disclose that a new city would have major impacts on land use: Traffic circulation and other features in the southern part of the County requiring environmental analysis and a major revision to the County General Plan.

CLAYTON D. CASTLEBERRY
INTERIM DIRECTOR OF PUBLIC WORKS



Tim Mayer
Environmental Specialist

cc. Ron Nickel
Larry Pollard
Richard Lehtinen, Sonoma County Planning Department

RECEIVED

APR 23 1990
ROHNERT PARK

QUESTIONS

GEOLOGY SECTION, Page 3.11-1, Paragraph 2 - Topography

This paragraph states the elevation in Rohnert Park and sphere of influence range from 230 feet to 90 feet.

QUESTIONS:

1. What is your definition of Rohnert Park's sphere of influence and are you aware that it is basically the same as the city borders?
2. Where is the exact location of the 230' figure?

GEOLOGY SECTION, Page 3.11-4, Paragraph 1 & 2

In the EIR, the the wording of the first two paragraphs is in total contrast to the publication entitled "Earthquake" which was prepared for Rohnert Park. The only hint of danger in the EIR is the vaguely worded confusing phrase, "However, there is potential for major damage in the areas associated with ground shaking, liquefaction, and landslides" and the the phrase "Areas processing moderate to high potential for liquefaction lie between the city limits and the sphere of influence boundaries to the north and east".

QUESTIONS:

1. Have you read the pamphlet/book "Earthquake" prepared for Rohnert Park?
2. On the first statement, "However, there is . . ."
 - a. What does it mean?
 - b. Where are those areas?
 - c. What is the definition of "major damage"?
 - d. The word "potential", what does it mean?, What percent?, and How big a quake is needed?

The city pamphlet/book states, "We can expect! 12 to 30 deaths, 360 to 800 major injuries

3. What are your estimates in a major (8.3) earthquake?
4. No mention is made of trailers and the lack of tie downs straps. Is this important, or a danger?

INCONSISTENCIES

LAND USE/OPEN SPACE - Page D12 - Actions 3 to 5

Action 3 - 1990 - Identify land for residential development.

Action 4 - 1991 - Plan for extension of public facilities and services to residential development sites.

Action 5 - From 1992 to 1995 - Prepare a land use plan for residential development sites.

Page D-4 Objectives by 1995 - Designate a permanent open space buffer surrounding the city boundaries and determine ways that this buffer remains permanent.

My questions, and I wonder if you agree, is that the date for establishment of a green belt is 5 years after determining land for residential development. I believe and want you opinion if both dates (residential development sites and greenbelt sites) should be decided at the same time and by the same committee?

Thank you,



George Horwedel

P.S. One last question: Are you aware that the city council adopted a policy with developers for when the developers want land annexed they would donate to the city at least one acre for every acre annexed?

Can you tell where in EIR this is discussed? Shouldn't the policy be in open space? and/or Land Use?

Suggested RP ordinance

Future annexations should be on ballot

By JUD SNYDER

If the Concerned Citizens for Rohnert Park had their way any future annexations would first have to go through an advisory vote of the people for approval or disapproval.

This suggested ordinance from Harvey Bell of CCRP wasn't exactly embraced by the City Council at last night's meeting in City Hall, but they did decide to discuss it at their April 24 meeting.

Councilman Warren Hopkins wondered out loud, "Who are the 'concerned citizens' behind this?" He stalked off the council dais in apparent disgust, muttering, "This guy..." But he returned moments later.

"The people just want a voice in their future," said Bell in explanation of his proposed ordinance. He said it would have "no impact" on housing or any limitations on future development or actions of LAFCO. Purpose of it would be to protect farmland, provide for open space between cities and "preserve the desirable quality of life in Sonoma County for future generations."

The ordinance would be purely advisory in nature but would require the council to call for this "advisory referendum" on "each and every annexation." It doesn't mention who would pay election costs, but that they would take

See ANNEX, Page 2

ANNEX

From Page 1

place during a regularly scheduled election or "in a special election called for this purpose or any other special election."

Hopkins was all set to debate the proposed ordinance right on the spot last night.

But Councilman Dave Eck said, "The best thing to do is to put it on the agenda for a vote or simply tabling it."

Mayor Art Hollingsworth cut short the debate between Bell and Hopkins and the council now has between now and April 24 to closely examine Bell's three-page proposal.

Part of Bell's ordinance says the laws of California don't allow residents to vote on expanding city limits, therefore, any vote under his

proposal would be "only advisory in nature...not binding upon the City Council." The ordinance is also deemed separate from the general plan process. It also calls for an EIR, "when appropriate," to be submitted for review before any public hearings on proposed annexations.

The final section of Bell's proposed ordinance says, "No part of this ordinance may be amended or repealed except by a vote of the electorate of the City of Rohnert Park at a regularly scheduled general election or at a special election called for that purpose."

In a related proposal, Bell offered a suggested resolution that the city ask LAFCO to retract the city's sphere of influence to existing city limits except for the northwest corner. This the city has already done but LAFCO has not acted on the pullback of sphere limits.



LETTERS

LEARN ABOUT NATURE

Editor:

I joined the Sierra Club a few months ago because they stood up against the greedy and thoughtless development of Rohnert Park. I am sad when I see letters to the editor lambasting the Sierra Club for its responsible and conscientious action.

Many months ago a columnist in The Clarion wrote about the ugly weeds in the fields west of Rohnert Park that would be replaced by a

wonderful shopping center. These "ugly weeds" are plants, both native and imported, that are themselves living things and through their growth and death support other living things ranging from microbes to rodents that feed the soaring red-tailed hawks.

Nature is not something that you visit in Yosemite, like visiting Mickey Mouse in Disneyland. Nature is us and the whole living world around us. Besides being the source of unbounded joy for people who have turned toward her, Nature is what keeps us alive. If we kill the natural balance we too will die, like guppies in a fish tank who have bred beyond their supply of oxygen and clean water.

If you are one of the people who don't understand why we don't need a huge discount store every four miles, please give yourself a big gift this spring. Take a Saturday off from your usual routine and join one of the 10 a.m. natural history walks at the Fairfield-Osborn Preserve. Or visit Crane Canyon Park to see the wildflowers in April. Or join an Audubon Society or California Native Plants Society outing.

There are many opportunities to fall in love with nature, to discover a very beautiful aspect of yourself. We individuals don't really have much time on this gorgeous earth, so learn to enjoy it while you can, and learn to value what we must pass onto future generations.

Barrie Ann Mason
Santa Rosa

EDITORIAL—

RP initiative proposals unnecessary

California has a national reputation as the leading state for election-year initiatives and referendums. The state's ballot increasingly has become a laundry list of numbered propositions, many of them written with very specific special interests in mind. Partly in response to a clogged and slow-moving Legislature and largely out of frustration, the state's voters have been left to make their own laws, choosing among competing and often flawed proposals on policy issues ranging from taxes and insurance to social welfare and gun control.

Now this penchant for legislating via the ballot box has reached the level of local government. The Rohnert Park City Council is entertaining two proposals to take an issue directly to the voters. One would limit City Council members to two terms. The other would require an election before any future city annexations could be approved.

While we respect the interest of local citizens in the formation of public policy, we have to disagree with the thrusts of these two proposals.

In the case of limited terms for City Council, we see the potential for enormous administrative problems as new faces forcibly appear on the council every few years. While we favor limits on terms of state and federal legislators, Rohnert Park's council members are not fulltime public employees who must fight expensive re-election campaigns to remain at the public trough. They are dedicated local public servants who make a pittance for their service and who stand for re-election among constituents who often know each of them personally. Limiting council terms will do nothing to ensure honesty and access to local government. In fact, it could centralize real power on the staff of the city's administration as inexperienced council members turned more and more of the policy decisions over to the city manager.

In the case of popular votes proposed for any future city annexation, we see no reason at all why local growth should not remain a decision for the City Council. Public hearings provide ample opportunity for vocal input on the future of Rohnert Park. Since any vote on annexation would only be advisory in nature, it seems a waste of time and money to solicit voter opinion on a specific growth proposal. Time and money might be better spent offering candidates for council who stand for a specific position on growth and annexation. Voters could, as they do now, choose among these candidates and thereby set public policy through their elected representatives.

The Rohnert Park City Council is hardly logjammed with legislation and City Hall isn't teeming with deep-pocketed lobbyists trying to sneak one by the voters. A council vote on annexation is sufficient, unless the real motive of a public "advisory" vote is to slow or completely stop the growth of Rohnert Park. While we suspect this might be the case, we disagree with the proposal on its merits — not its motives. It's just not a very good idea.

—Bill Haigwood

OPINION

8 Wednesday, April 4, 1990
Rohnert Park-Cotati Clarion



OVERHEARD

by Jud Snyder

Well, somebody had to ask him

NOBODY ASKED ME BUT it strikes me as rather odd that so-called youth gangs are establishing dress codes for all the other kids in Rohnert Park and Cotati. If Los Angeles (Oakland?) Raider jackets are declared taboo and must be hidden in a dark closet, what's next? Already Scandia's banned all warm-up jackets from professional teams and what's to stop the banning of such jackets from Cal Berkeley, Stanford, Vassar or even The Ranch and CYO teams? When warm weather arrives, our heralded youth gangs will probably go around in tank tops and we'll probably see a ban on this sort of inelegant masculine attire. If youth gangs had any smarts they'd go around in white shirts and ties and ride bicycles like those dedicated missionary youths we see. But they'd rather luxuriate in the media stew others have created. When recommendations are made to close school campuses, pull up the drawbridge and hunker down behind the walls, I say the level of hysteria is a bit too high.

NOBODY ASKED ME BUT I can't wait to hear what Rohnert Park's City Council will do about the suggested ordinance that would put all future annexations up to a vote of the people. This is a movement that's struggling for approval in other Sonoma County cities, including Cotati. In RP's case, the vote is not binding but merely an expression of citizen sentiments about adding acreage to the city. The intentions are laudable. If approved, it would keep a lid on the city's growth, in spirit at least, if not in actuality. Since it's only an advisory vote, what if the people say "no annexation" and the council ignores them? The only answer I guess is a recall election to unseat those council members who saw the issue in a different light. But what if all five voted for annexation?

WITH THE POPULATION OF CALIFORNIA burgeoning at an accelerating rate as evidenced by the need for new classrooms, such an ordinance, if it had any teeth, would ease the crowded school problem. But it sure would scuttle the affordable housing rescue ship which hasn't even left the launching ways yet. It also sets up the appearance of "I've got my house here but you can't have yours," which I find personally distasteful. And what if an annexation was suggested to locate some light industry here to provide local jobs? That would create a voting dilemma. We're all for citizen participation in local government, but I think this suggested ordinance needs some adjustments and fine tuning before it will ever get three votes from the council.

SAME THING APPLIES TO THE recommended ordinance that has City Council members held to no more than two terms. I assume these are four-year terms but the ordinance doesn't say. It has a mayor who can be elected and presumably re-elected again and again for two years each time. I'm not sure what this ordinance would accomplish, except that every two years there'll be one, two or three new faces on the council. It also sets up the appearance that many years of service on the council is inherently evil and must be stamped out, a supposition that can be argued both ways.

THE CONCEPT OF LIMITING TERMS of elective office rises to the surface just about every election year. With incumbents getting back into office at the state and federal level at about an 85 percent clip, the momentum for such a limitation grows every year. But it's the entrenched incumbents who've beaten it down year after year. The only way to make it fly is a statewide initiative and attempts to do this have never made it to the ballot. The council will probably turn this suggested ordinance down based on the, "If it ain't broke, don't fix it," theory. There are those who will say, "Hell, it's broke." But whether or not there are enough votes on this to win a referendum drive for the ballot is questionable.

NOBODY ASKED ME BUT an attractive little 8 1/2 by 14 three-color brochure issued from the school district office has pictures of Superintendent John Haro and all five School Board members inside it, some "great place" paragraphs extolling the schools and a handy list of phone numbers and addresses. City Manager Pete Callinan called up Haro and told him putting photos of elected officials in public relations pieces is illegal under the rules of the Fair Political Practices Commission and Proposition 73 approved by the voters in June 1988. However, not to worry, John. It only applies to "mass mailings" of 200 or more copies a month. I assume these brochures are not to be mailed, but are just for casual distribution.

ONLY "A FEW THOUSAND" of these were printed according to Haro, since there's a School Board election coming up in November and there could very easily be new faces on the board inside 10 months. If the three board members up for re-election, Alice Wells, Kathy Ferri and Jack Hammond, choose not to run, the whole issue becomes academic. Oh well, school superintendents aren't supposed to be political animals and know all the rules, anyway. Now there's another statement that could be argued both ways.

GUEST COLUMN

by Harvey Bell

Citizens need voice in annexations

Residents of Rohnert Park and Cotati, as well as other cities, may get to voice their opinions when their city council is considering any proposed annexation.

That means that we as residents could have something to say about how big and how fast we enlarge our city boundaries. But you won't get that privilege unless you ask for it now.

Sonoma County updated its general plan and included excellent policies for open space and agricultural land protection. There will most likely be two countywide initiatives on the ballot in November to implement those policies. Those initiatives, if passed, will create an open space district and fund that district to buy and maintain lands as community separators, scenic areas and natural resources. Individual city and urban boundary ordinances would complement these proposals.

On March 27, the cities of Rohnert Park, Cotati and Santa Rosa were presented with the opportunity to support just such local urban boundary proposals. In Cotati, the City Council reviewed the proposal and requested that a presentation be made to the Planning Commission April 3. In Santa Rosa, the City Council appointed a committee to discuss and study the proposed ordinance further. In Rohnert Park, the issue met with initial resistance but was scheduled for a formal presentation

See GUEST COLUMN, Page 9

From Page 8

at the Tuesday, April 10, City Council meeting. At that meeting, the council members will take the first step to either grant or deny residents having any voice about future annexation.

The Concerned Citizens for Rohnert Park are proposing, in this ordinance, that the City Council allow voters to give their "advisory vote" on each and every proposed enlargement of the city. This proposal, if enacted, will allow residents to help our council members decide which areas around our city should be developed and which areas should be kept as permanent open space, a greenbelt and community separators.

We ask for your support. On the 10th, the council will move towards adopting this proposal or will move to kill direct resident input regarding annexation. In the last year's survey, of the more than 4,000 households which responded, nearly 72 percent said a greenbelt should be established around Rohnert Park. If you want to have anything to say about it in the future, we need your support now.

Please attend the meeting at City Hall, Tuesday, April 10, at 7 p.m. (call City Hall at 795-2411 for directions or to voice your opinion if you cannot attend). Without being at this meeting, you may never have a voice in how big or how fast Rohnert Park grows in the future.

Harvey Bell owns an executive recruitment business and lives in Rohnert Park. He has formed a citizens watchdog organization, Concerned Citizens for Rohnert Park.



APPENDIX XIX

**CITY COUNCIL
GENERAL PLAN MEETING**

May 8, 1990

The City Council held its formal public hearing regarding the General Plan on May 8, 1990. Upon the advice of the City Attorney, the City Council combined its public hearings on the General Plan and the "Environmental Impact Report for the City of Rohnert Park General Plan." Notices of the General Plan hearing were sent to all those who specifically requested such a notice as well as the General Plan mailing list. Two notices were published in the Clarion also. The meeting began at 7:00 p.m. and was held at City Hall, 6750 Commerce Boulevard.

After brief presentations by City staff and the consultant who prepared the Environmental Impact Report (EIR), the Mayor Pro-Tempore opened the hearing. Many issues were discussed during the public hearing, including the term of the General Plan, inclusion of water quality data, water supplies, wastewater pumping capacity proposal, traffic congestion in general and specifically at the Wilfred Avenue/Golf Course/Commerce/U.S. Highway 101 interchange, open space preservation, protection of groundwater, housing for low income households, installation of sprinklers in housing units, and the mitigation monitoring plan. Upon conclusion of the public hearing, the City Council approved amendments incorporating water quality data and the Housing Commission proposal and approved the General Plan, the EIR, and the Mitigation Monitoring Program.

ROHNERT PARK CITY COUNCIL

AGENDA

Tuesday, May 8, 1990

7:00 p.m. CLOSED SESSION-COUNCIL WILL MEET IN CLOSED SESSION TO CONSIDER:
.Litigation matters(G.C.54656.9)
.Personnel matters (G.C.54957)

7:20 p.m. REGULAR SESSION - Open
Call to Order, Pledge of Allegiance
Roll Call (Cochran__Eck__Hopkins__Spiro__Hollingsworth__)
Approval of Minutes - April 23 & 24, 1990
Approval of Bills
Adding non-agendaed items to agenda (if any)

Unscheduled public appearances - for public comment on agenda item
or other matters (limited to 5 minutes per appearance)

NOTE: Time shown for any particular matter on the agenda is a
estimate only. Matters may be considered earlier or later than the
time indicated depending on the pace at which the meeting proceeds.
If you wish to speak on an item under discussion by the Council which
appears on this agenda, after receiving recognition from the Mayor
please walk to the rostrum and state your name and address
for the record.

7:25 p.m. C O N S E N T C A L E N D A R

All items on the consent calendar will be considered in toto by the
action of the Council unless any Councilmember or anyone else
interested in any matter on the consent calendar has a question
about same.

A. Acknowledging the City Manager/Clerk's report on the posting
of the meeting's agenda

B. Resolutions for Adoption:

90-97 - Approving Extension of Agreement with Signal Maintenance
Inc. (through June 30, 1991)

90-98 - Accepting Subdivision Improvements and Authorizing Release
of Securities, Spreckels Place Unit 3 Subdivision

90-99 - Awarding Contract (For Maintenance and Repair of City
owned Radios and Electronic Radio Equipment)

7:26 p.m. Scheduled Public Appearances:

1) Nova Nationals Gymnasitcs Team's Booster Club, 3635 Standish
Avenue, Santa Rosa, request for financial assistance

- 2) Terrie Sedgwick, 1329 "F" Southwest Blvd., Chairperson, Rohnert Park 1990 Founders Days Committee request for emergency funds
- 3) Tim Culligan, Head Coach for RP Express Soccer Club (under 12(A) boys) request for financial assistance for Soccer Tournament in Boise, Idaho, May 19 & 20
- 4) Harvey Bell, 700 Lindsay Avenue, re. Annexation Survey Proposal

7:45 p.m. Rohnert Park Traffic Safety Evaluation - Enforcement and Engineering Analysis prepared by Institute of Transportation Studies, University of Calif., Berkeley

7:50 p.m. Planning and Zoning matters:

- a) File No. 1251-B - Draft Environmental Impact Report on the General Plan
PUBLIC HEARING on Draft EIR
 Resol.No. 90- ____ - To Certify the Final Environmental Impact Report for the General Plan of the City of Rohnert Park and Recommending that the City Council Direct the City Manager to File a Notice of Determination
- b) File No. 1251-A - Draft General Plan
PUBLIC HEARING
 Resol.No. 90- ____ - To adopt the General Plan of the City of Rohnert Park
- c) File No. 1399 - Jimmie Rogers - application to rezone a 1.6 acre+ parcel from A (Agricultural) District to C-N: P-D (Neighborhood/commercial planned unit development) District. Subject property is located on the Southwest corner of East Cotati Avenue and Maurice Avenue contiguous to the Spreckels Place Subdivision more precisely shown as a 1.6 acre + portion of Assessor's Parcel No. 143-350-4 & 5 - PUBLIC HEARING
- d) File No. 1400 - Condiotti Enterprises - application to rezone a 5 acre + portion of a 32 acre parcel from RM: 2000 PD (Multiple-Family Residential Planned Unit Development) District to CN: P-D (Neighborhood Commercial Planned Unit Development) District. Subject property is located on the south side of East Cotati Avenue west of and contiguous to Canon Manor in the unincorporated area of the county and south of Sonoma State University. More precisely shown as a 5 acre portion of Assessor's Parcel No. 47-121-08 - PUBLIC HEARING

8:45 p.m. Other resolution for consideration:

- 90-____ - Calling for Sealed Proposals for Redwood Drive Widening, Project No. 1986-18 (cont'd from April 24th meeting)
- 90-____ - Approving Right of Way Option Agreement with P.G. & E. (Redwood Drive/Wilfred Ave.)

- 8:50 p.m. Performing Arts Center
- 1) Update on Agreement with Community Counseling Service (CCS)
 - 2) Authorizing Development Director position
Resol.No.90-____ - Approving Job Description for Development Director for the Performing Arts Center
 - 3) Approving Contract for Technical Services for Fiscal Year '90-91 with James Brightwolf
Resol.No.90-____ - Approving Agreement with James Brightwolf to Provide Technical Services for Fiscal Year 1990-91 at the Dorothy Rohnert Spreckels Performing Arts Center

9:00 p.m. Communications

- 9:10 p.m. City Manager's report:
- 1) Jan. 1, 1990 population estimate - 34,878
 - 2) Tree planting
 - 3) Bodway Parkway
 - 4) Miscellaneous, if any

- 9:20 p.m. City Attorney's report:
- 1) Mobile Home Rent Control lawsuit update
 - 2) Mundale Bros. lawsuit update
 - 3) Other litigation update
 - 4) Miscellaneous, if any

- 9:30 p.m. Matters from/for Council:
- 1) Mayors' and Councilmembers' Assoc. of Sonoma County, May 10th
 - 2) League of California Cities Redwood Empire Division meeting, May 19, Trinidad, CA
 - 3) Joint meeting with Parks and Recreation Commission at Red Lion Inn on June 5th at 6:00 p.m.
 - 4) Miscellaneous, if any

9:40 p.m. Rohnert Park District matters
Other unscheduled public appearances

Adjournment no later than 11:00 p.m.

* * * * *
Rohnert Park Civic Commission

~~~~~

COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF ROHNERT PARK

~~~~~

Rohnert Park City Council Minutes

May 8, 1990

The Council of the City of Rohnert Park met this date in regular session commencing at 7:00 p.m. in the City Offices, 6750 Commerce Boulevard, Rohnert Park, with Mayor Pro-Tempore Eck presiding. The open regular session was preceded by a closed session which commenced at 7:00 p.m.

CALL TO ORDER

Mayor Pro-Tempore Eck called the regular session to order at approximately 7:52 p.m. and led the pledge of allegiance. He advised that a closed session commenced this evening at 7:00 p.m. to discuss litigation and personnel matters.

ROLL CALL

Present: (4) Councilmembers Cochran, Hopkins, Spiro and Mayor Pro-Tempore Eck
Absent (1) Mayor Hollingsworth (out of town attending a company conference)

Staff present for all or part of the meeting: City Manager Callinan, City Attorney Flitner, Planning Director Skanchy, Director of Administrative Services/Assistant to the City Manager Netter, Assistant to the City Manager Leivo and Director of Performing Arts Center Grice.

Approval of Minutes

Upon motion by Councilman Hopkins, seconded by Council Member Spiro, the minutes of April 24, 1990 were approved as submitted by the following vote:

AYES: (3) Hopkins, Spiro and Eck
NOES: (0) None
ABSENT: (1) Hollingsworth
ABSTAIN: (1) Cochran

Approval of Bills

Upon motion by Councilman Hopkins, seconded by Councilman Eck, and unanimously approved, the bills presented per the attached list in the amount of \$697,867.82 were approved. CDA bills presented per the attached list in the amount of \$109,438.86 were approved.

Non-agendaed Items

Mayor Pro-Tempore Eck queried if any Council member had any non-agendaed items to add to the agenda.

Councilman Cochran said he had a Cultural Arts item to add under matters from Council.

City Manager Callinan said he had two items to add under City Manager's Report regarding Roberts Lake Road and Community Clean Up Week.

**Unscheduled Public
Appearances**

Mayor Pro-Tempore Eck stated that in compliance with State Law (The Brown Act), anyone in the audience who wished to make a comment may do so at this time. No one responded.

CONSENT CALENDAR

Mayor Pro-Tempore Eck queried if anyone had any questions regarding the matters on the Consent Calendar.

Acknowledging the City Manager/Clerk's report on the posting of the agenda.

Resolution No.
90-97

A RESOLUTION AMENDING AGREEMENT WITH SIGNAL MAINTENANCE INC.
(For Traffic Signal Maintenance)

Resolution No.
90-98

RESOLUTION ACCEPTING SUBDIVISION IMPROVEMENTS AND
AUTHORIZING RELEASE OF SECURITIES, SPRECKELS PLACE UNIT 3

Resolution No.
90-99

A RESOLUTION AWARDED CONTRACT (For Maintenance and repair
of City-owned Radios and Electronic Radio Equipment)

Upon motion by Councilman Hopkins, seconded by Council Member Spiro, and unanimously approved, the Consent Calendar as outlined on the meeting's agenda was approved.

**Nova Nationals
Gymnastics Boosters**

Dick Gong, 3635 Standish Avenue, Santa Rosa, representing Nova National Gymnastics Academy introduced Nancy Newman representing same and four team members, Vicki Newman, Tami Miller, Melissa Gong and Wendy Farr. He referenced letter dated April 17, 1990 from Nancy Newman (copies provided to Council) and shared the contents therein regarding the Nova National Booster Club's program, purpose and request to Council for financial assistance.

Discussion followed in which Mr. Gong responded to Council questions regarding the scheduling of upcoming competitions, the office location in Santa Rosa even though serving team members throughout the area, and tonight's request for \$1,000 would be to help with expenses of Rohnert Park team members. Concerns were expressed by Council regarding the complexities of addressing such requests for financial assistance one by one versus establishing a set amount in

the annual budget to be distributed to various organizations. Consideration would be given to those organizations that provide budgets for Council's review at the July hearings for the City's annual budget.

A motion was made by Councilman Cochran, seconded by Council Member Spiro, to deny without prejudice the request of Nova National Boosters for financial assistance as well as every other such request until after July budget hearings, and approved by the following vote:

AYES: (3) Cochran, Spiro and Eck
NOES: (1) Hopkins
ABSENT: (1) Hollingsworth

Council Member Spiro asked if staff could provide a report and have it published outlining financial assistance the City has contributed to date to such organizations.

RP Founders Days 1990 - Terrie Sedgwick, 1329 "F" Southwest Blvd., Chairperson for Rohnert Park Founders Days Committee, said Founders Days will be held this year on September 22nd and 23rd. She requested an advance of \$1500 for initial expenses of mailings, office supplies, etc. to be applied against budget funds in fiscal year 1990-91.

Discussion followed confirming that Founders Days is an historical event of Rohnert Park.

A motion was made by Councilman Hopkins, seconded by Council Member Spiro, and unanimously approved, to advance the \$1500 funds for initial expenses as requested by the 1990 Founders Days Committee.

RP Express Soccer Club - Tim Culligan, 920 Ellen Street, Head Coach for Rohnert Park Express Soccer Club (under 12 (A) boys) referenced his letter dated May 2, 1990 (copies provided to Council) and shared the contents therein regarding the team's background, purpose and request for financial assistance to help toward expenses to play in a soccer tournament in Boise, Idaho the weekend of May 19 and 20. Part of the expenses the team has incurred has been to cover City charges for use of the Rohnert Park Stadium for local games and practices.

Discussion followed confirming above-mentioned decision regarding financial requests but concluding that consideration could be given to refund charges for the soccer team's use of the stadium.

A motion was made by Councilman Hopkins to authorize a \$1000 contribution to the Express Soccer Club since it is clearly a Rohnert Park organization and the soccer tournament is prior to the July budget reviews. Said motion failed for lack of a second.

A motion was made by Councilman Eck, seconded by Council Member Spiro, to refund the \$225 standard charge for use of the stadium to Rohnert Park Express Soccer Club, and approved by the following vote:

AYES: (3) Hopkins, Spiro and Eck
NOES: (1) Cochran
ABSENT: (1) Hollingsworth

Annexation Survey Proposal

Harvey Bell, 700 Lindsay Avenue, referenced Annexation Survey Proposal by the Concerned Citizens for Rohnert Park dated April 24, 1990 (copies provided to Council) and shared the contents therein. This item was placed on tonight's agenda as requested by Mr. Bell at the April 24th Council meeting under Unscheduled Public Appearances. Mr. Bell concluded his remarks by requesting Council to put this item on the ballot.

Discussion followed concluding that to put everything on a ballot would be a cumbersome and costly process, would not allow Council to do what it is elected to do, and confirming public's ability to be informed and participate via posted/distributed agenda notices.

RP Traffic Safety Evaluation Enforcement

& Engineering Analysis - Director of Administrative Services/Assistant to City Manager Netter explained that Council had been provided with a report entitled "Rohnert Park Traffic Safety Evaluation Enforcement and Engineering Analysis" prepared by the Institute of Transportation Studies, University of California, Berkeley, dated February 1990 in which the Enforcement and Engineering Team of the Institute conducted an analysis of the City's traffic safety programs at no cost to the City. Based on a state-wide comparison, Rohnert Park ranked in the top six (6) percentile of the State's 478 incorporated cities for safety of its streets, traffic safety conditions and law enforcement of accidents and investigative procedures.

Discussion followed regarding comparisons with other cities and confirming that a City can do as good a job with fewer personnel. The staff of Public Works, Engineering and Public Safety were commended for a job well done.

A motion was made by Councilman Hopkins, seconded by Council Member Spiro, and unanimously approved to accept the Traffic Safety Evaluation Report and extend appreciation to the Institute of Transportation Studies for the efforts involved in producing the analysis.

Planning and Zoning General Plan

Planning Director Skanchy said that Public Hearings have been set tonight for the General Plan Draft EIR and the Draft General Plan. He explained that copies had been provided to the Council of Resolution No. 90-05 (regarding EIR) and Resolution No. 90-06 (regarding the Draft General Plan) which were adopted at the Planning Commission meeting on May 3rd, 1990. Copies were also provided to Council of the Staff Report dated May 5, 1990; two memos from Assistant to the City Manager Leivo regarding 1) Minor Amendments to the EIR dated May 2, 1990, 2) Minor Amendments to the General Plan dated May 1, 1990; a report from Earth Metrics Inc. titled "Final Environmental Impact Report for the City of Rohnert Park General Plan" dated May 1990; and, from Earth Metrics Inc., a "Mitigation Monitoring Program for Rohnert Park General Plan and General Plan EIR" dated May 1990.

Mr. Skanchy referenced his above-mentioned memo dated May 5, 1990 and said the Planning Commission approved the draft General Plan subject to the changes listed in the memo prepared by Carl Leivo and with the inclusion of two items; that a list of the various chemicals and minerals found in the city drinking water be included and that the City Council set up a Committee to oversee housing for low income citizens of our community.

City Manager Callinan said copies were provided to Council of a letter dated May 4, 1990 from Sonoma LAFCO regarding the General Plan.

Discussion followed in which City Attorney Flitner confirmed that the public hearings for the General Plan Draft EIR and the Draft General Plan could be handled jointly followed by the separate adoption of resolutions for each.

Brian McElroy of Earth Metric Inc. referenced above-mentioned reports and highlighted some of the issues addressed therein. He said a letter was received from David Mochel by the City on April 30th after the closure date of April 23rd, but verbally addressed the concerns expressed by Mr. Mochel regarding noise levels and increasing traffic.

Discussion followed.

Public Hearing

Mayor Pro-Tempore opened the public hearing at approximately 8:50 p.m. and asked if there was anyone in the audience wishing to speak regarding the General Plan EIR or the General Plan.

Jake MacKenzie, 1536 Gladstone Way, said that the City now has a General Plan that is very descriptive and gives directions over the next five years. He stated that he found the EIR very hard to read. The EIR did not go into

sufficient detail on some issues. It is not easy for citizens to stand in front of the City Council and the Planning Commission and make comments. He stated that the General Plan is not a ten year plan but a five year plan. The EIR does not accurately describe the project. The Council should not approve the EIR until it accurately describes the project. There has been no opportunity for the public to review the Mitigation Monitoring Program. There should be some sort of continuing monitoring system regarding implementation of the General Plan or the efforts of the past several months will have been wasted. The mitigation monitoring program could include an annual survey. He referenced Urban and Land Use manual from a conference he and his wife attended regarding community planning and discussed the citizen's survey regularly distributed by the City of Danville. He described as growth inducing, the proposals in the Conservation element regarding the proposed water supply expansion to 15 million gallons of water and the doubling of wastewater pumping capacity from 13 mgd to 26 mgd. This would not seem necessary if the population is not to exceed 40,000. Mr. MacKenzie extended compliments to the Planning Commission, the Council and staff for cooperative efforts throughout the General Plan process.

Dave Mochel, 4405 Hollingsworth Circle, stated that he mailed his letter on June 27 and asked why it took so long to get to the City. Without the benefit of seeing a written response to his letter, it was hard to comment on concerns expressed therein. He stated that the traffic situation is very dangerous at the 101 Golf Course/Wilfred/Commerce Avenue intersection. Earth Metrics does not specify adequate mitigation of the impacts of planned developments upon the intersection. What impact will Walmart have? The Draft EIR states that the underpass will be built by 1995 but this completion date is omitted in the Draft General Plan. Building the undercrossing will require Caltrans participation and it is not likely that Caltrans will do anything by 1995. This EIR should not be approved because it condones development that will further deteriorate the traffic congestion at the intersection. He hoped Council will choose to do something to improve this intersection before the traffic situation worsens.

George Horwedel, 7669 Camino Colegio, said the most important proposal in the General Plan, one in which the results will be seen thirty years from now, is the protection of greenbelts. He discussed ways in which cities are preserving greenbelts and initiatives to create urban boundary limits. He anticipates that open space preservation programs will be approved before regional housing and transportation initiatives. There was nothing specified in the plan regarding the idea of donating one acre of open space land for every annexed acre of land.

Harvey Bell, 700 Lindsay Avenue, complimented staff for the assistance provided throughout the General Plan process. He stated that only 80 of the 120 days given by the Court to complete the General Plan will have elapsed by June 8th. There should not be such a hurry to approve the General Plan. There are still issues that need to be resolved. 1) There is inadequate mitigation of expected groundwater withdrawals which will result from anticipated growth. We should establish a minimum groundwater level. 2) We should take account of the cumulative development impacts on groundwater. 3) No assurance has been provided for the development of enough housing for low income households. No specific housing measures have been incorporated in the plan. 4) The Housing and Safety elements should include a proposal to install sprinklers in all housing units. 5) It is not clear whether this is a five year or a ten year plan. 6) There seems to be evidence of an unwritten secret plan that the public has not had a chance to review. For instance, the proposal to expand water supplied by the Sonoma County Water Agency to 15 million gallons and the proposal to double the sewage pumping capacity to 26 million gallons per day is not justified by the General Plan. These proposals would be adequate for a population of 60,000, not 40,000 as listed in the General Plan. 7) Why does the EIR, when discussing future water needs, incorporate an expectation of future annexations if the plan states that the sphere of influence boundary should be pulled back? 8) The Mitigation Monitoring Plan has not been available for public review. 9) What kind of teeth can be put into the plan to insure and implement the creation of a greenbelt. Mr. Bell asked why the City requested the judge (in the Sierra Club law suit) to establish an earlier deadline for completing the General Plan than what normally would be allowed by law. The General Plan does not have to be completed within three to nine additional months. Mr. Bell requested the Council to delay approval of the EIR and General Plan to allow time to clean up the documents and accurately represent the citizens of Rohnert Park.

Dawna Gallagher, 7342 Rasmussen Way, distributed copies to Council of a proposal dated May 8, 1990 regarding the Housing elements and shared the contents therein (copy attached to original set of these minutes). The proposal regards formation of a housing task force to focus on implementing the many suggestions made in the Housing Element. Rohnert Park has fallen behind in providing or planning for emergency, transitional, and low and moderate income housing.

Charlie Brown Artman, 25 Alexis, Sonoma Grove, said that the effort to develop a General Plan with the input from many different people with different ideas can result in contradictions and the appearance of secret agendas. Rather than make accusations, he preferred to do as much as

possible to get everyone together. We cannot expect to have a perfect plan but the more that people work together the better the General Plan. He commended the Council on its efforts during the General Plan process. Limitations placed on types of transportation will influence the types of people attracted to Rohnert Park. Mr. Artman supported development of rail transit. He also supported provision of housing for the homeless. This country does not seem to be taking care of its poor. Rather than ignore homelessness we should emphasize providing housing for the poor.

There being no one further desiring to speak, Mayor Pro-Tempore Eck closed the public hearing at approximately 9:45 p.m.

RECESS

Mayor Pro-Tempore Eck declared a recess at approximately 9:45 p.m.

RECONVENE

Mayor Pro-Tempore Eck reconvened the Council meeting at approximately 9:54 p.m. with all Council members present except Mayor Hollingsworth.

Mayor Pro-Tempore Eck requested EIR Consultant to respond to questions raised during the General Plan Public Hearing.

Brian McElroy of Earth Metrics Inc. responded to EIR questions as follows:

1) The General Plan is a ten (10) year plan. It anticipates a City population of 40,000. The additional housing needed for a population of 40,000 cannot be constructed prior to wastewater treatment capacity expansion. Since the capacity expansion is expected to occur by 1995, many of the proposals in the plan reference the year 1995. Nevertheless, if the expansion is not complete by 1995, the General Plan was designed to remain useful as a policy document which guides the general development of the City until 2000. The City must update the plan at the end of ten (10) years. However, the General Plan can be updated anytime sooner and up to four (4) times a year.

2) A general plan EIR is not an easy document to read or write since it does not address a bricks and mortar project. Efforts were made to address issues in plain language.

3) The EIR contains a proper and sufficient representation of project issues. The EIR does not normally address issues at levels of detail in excess of those in the project.

- 4) The Mitigation Monitoring Program was difficult to put together. The City and Earth Metrics were responding to recent legislation. We could not discover any instance when a mitigation monitoring program has been prepared for a general plan. State law does not require a public hearing on the Mitigation Monitoring program.
- 5) The increased capacity of the wastewater pumping plant was not sited as growth inducement since the wastewater treatment capacity at the end of the line is not increased and given other growth limitation features of the General Plan. Without the expansion, there is a current and serious risk of environmental damage should a spill occur.
- 6) The City of Danville citizen survey method is an effective, though costly approach. Danville is a very well to do City with many resources. Its income profile is much different from that of Rohnert Park and most cities.
- 7) Dave Mochel's letter was received after the closure date of April 23rd. The City of Rohnert Park registered receipt of the letter on April 30th and it was faxed immediately to Earth Metrics. It was a well written letter that deserves a response. Yet, given limited resources, Earth Metrics cannot respond to every letter in writing and particularly letters received well after deadlines.
- 8) The EIR refers to interchange improvements at the Wilfred Ave./Golf Course/Commerce Blvd. and U.S. Highway 101 interchange. These improvements have commenced and it is noted that Caltrans intends to complete these improvements by 1992.
- 9) Section 15146 of CEQA speaks to the degree of specificity that should be included in an EIR. The General Plan EIR examines general impacts on traffic at the Wilfred Ave./Golf Course/Commerce Blvd. and U.S. Highway 101 interchange. Traffic impacts of specific commercial activities should be addressed in the EIR prepared for a specific project. It is my understanding that an EIR is being prepared for the area. The traffic effects of construction can be predicted with greater accuracy given a specific project and should be the focus of this second EIR.
- 10) The City intends to use some of the 15 million gallons per day water from the Sonoma County Water Agency to reduce the amount of ground water withdrawn. The open space proposals in the General Plan will help to preserve groundwater recharge areas and help to mitigate withdrawals. These two proposals were judged sufficient mitigations.
- 11) The General Plan includes specific proposals to provide housing for low income households.

12) The contention that this is a 5 year General Plan rather than a 10 year plan was responded to earlier. However, the General Plan does address issues with a time horizon beyond the year 2000 such as future water needs. There may eventually be development outside the City limits. Looking to the future beyond 2000 can be consistent with the 40,000 population cap contained in the General Plan.

13) If sewage pumping capacity is not expanded, the City would be in danger of wastewater overflows. This circumstance justifies the pumping capacity expansion proposal.

14) There is no legal requirement to hold a public hearing on the Mitigation Monitoring Program.

15) The EIR cites Wilfred Avenue Interchange improvements which should be built by 1995. The EIR recommends seeking funds needed to facilitate construction of the underpass. The project does qualify for state funds.

16) Implementation of the General Plan will help create and protect a greenbelt. The Mitigation Monitoring program specifies that periodic reports will be made to the public and City Council regarding implementation of the General Plan. It will be up to the discretion of the Council whether programs need to be amended in order to achieve General Plan objectives.

Discussion followed in which Brian McElroy and staff responded to Council questions as follows:

1) The second figure following page 2.1 of the Final EIR shows levels of service with traffic improvements and should replace the figure in the Draft EIR.

2) The Traffic Consultant anticipated a City population of 48,000 in his modeling. This was a "conservative" approach. It is expected that future traffic impacts will be less than those forecast by the model because the population will be less. The traffic modeling data is available from City Engineer.

3) The Final EIR shows changes and/or additions that were missing in the Draft EIR. Both documents are correct but the Final EIR provides the details that were missing.

4) Commercial growth was taken into consideration in the calibration of the traffic model, specifically for the west side of Highway 101 as well as all other areas throughout the City. Implementation No. 4 specifies encouraging the State to complete the ramp construction at the Wilfred Avenue Interchange. Implementation No. 7 refers improving the connection to Redwood Drive. There is also

implementation measures specifying other intersection improvements. Another EIR is being prepared for the northwest area.

5) The stipulation regarding dedication of an open space acre for each annexed acre was not specifically included at the direction of the Council. The Council included proposals of a more general nature so as to not unduly restrict open space acquisition opportunities that might not be of this exact form.

6) The City Attorney said the Sierra Club lawsuit injunction went into effect on February 8th. He confirmed that nothing was done out of the ordinary by the City during the lawsuit deliberations.

Further discussion followed regarding Dawna Gallagher's presentation recommending a housing task force.

A motion was made by Council Member Spiro, seconded by Councilman Cochran, and unanimously approved to add an implementation measure in the Housing Element establishing a task force to pursue options for homeless/low income housing.

Discussion followed.

A motion was made by Council Member Spiro, seconded by Councilman Hopkins, and unanimously approved, to encourage incentives to builders in the area by lifting restrictions on high density housing and to stipulate in the General Plan the need to build more than the 52 low cost housing units.

Discussion followed in which staff confirmed that Actions 15, 16 and 17 all deal with issues referenced in the previous motion. Other matters discussed included further clarification of the need for the ten (10) year document, the comparison of woodburning stove particulate level to vehicular emissions, and confirmation that the General Plan can have four (4) changes each year to each element. Council queried if the City Manager should be specified as responsible for implementation of the Mitigation Monitoring program. City Attorney Flitner responded that the law does not require assigning the responsibility to a specific individual but requires the implementation of the program. It was clarified for the record that the Monitoring Program is part of the EIR and not the General Plan. Comments were made regarding the need for flexibility in the plan, the efforts of this Council to enact and implement programs suitable for the wide variety of needs in the community, the necessity of planning for the region as well, the fact that Sonoma State University does not know its future plans either, and with seven million new people anticipated in California, there must be somewhere they can live.

In response to Council questions regarding whether to proceed with the Mitigation Monitoring Program and in response to Mayor Pro-Tempore Eck's question as to whether the Council could adopt the EIR, City Attorney Flitner responded as follows:

With regard to the Mitigation and Monitoring Program, the EIR contains recommendations for mitigation of the project impacts and the Council by adopting the EIR would be approving and adopting those mitigation measures. With regard to monitoring measures, recent legislation requires a public agency to establish a program for monitoring project effects and mitigation measures. This is a responsibility of the public agency. Those measures and the law does not require circulation of those measures for public comment. The EIR Consultant has prepared a recommended program for monitoring the project and the resolution is prepared so as to adopt those monitoring measures and make them part of the project.

An EIR is not required to solve every problem raised by the project or the impacts created by the project. It must, however, address those issues and propose mitigation measures to help lessen the impacts of the project. The main function of the Council in considering the EIR is to make a determination as to whether the EIR adequately exposes the impact of the project on the environment based on the information it produces and information produced by the public during the preview process. If the Council determines that the EIR adequately exposes those impacts and, if the mitigation measures proposed reasonably address those impacts, the Council may determine the EIR to be adequate and certify it.

**Resolution No.
90-100**

A RESOLUTION OF THE CITY OF ROHNERT PARK ACCEPTING THE RECOMMENDATION OF THE ROHNERT PARK PLANNING COMMISSION TO CERTIFY THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF ROHNERT PARK GENERAL PLAN AS THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE ROHNERT PARK GENERAL PLAN, MAKING CERTAIN FINDINGS, CERTIFYING THE DRAFT ENVIRONMENTAL IMPACT REPORT AS THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE ROHNERT PARK GENERAL PLAN AND DIRECTING THE ROHNERT PARK CITY MANAGER TO FILE A NOTICE OF DETERMINATION WITH THE SONOMA COUNTY CLERK.

Upon motion by Councilman Hopkins, seconded by Council Member Spiro, and unanimously approved to certify the Final Environmental Impact Report for the General Plan and adopt Resolution No. 90-100.

Resolution No.
90-101

A RESOLUTION OF THE CITY OF ROHNERT PARK ADOPTING THE ROHNERT PARK GENERAL PLAN AS REVISED AND AMENDED BY THE CITY COUNCIL AS "THE ROHNERT PARK GENERAL PLAN, 1990"

Upon motion by Councilman Hopkins, seconded by Councilman Cochran, and unanimously approved, Resolution No. 90-101 was adopted as outlined with amendments as recommended by Assistant to the City Manager Leivo in his memo dated May 1, 1990.

Mayor Pro-Tempore Eck pointed out that it was 11:00 p.m. and that a 4/5 vote was required to proceed with the meeting beyond this time.

A motion was made by Councilman Cochran, seconded by Councilman Hopkins, to continue the Council meeting and stay past the 11:00 p.m. hour. Said motion failed by the following vote:

AYES: (3) Cochran, Hopkins and Eck
NOES: (1) Spiro
ABSENT: (1) Hollingsworth

Adjournment


Mayor Pro-Tempore Eck adjourned the meeting at approximately 11:05 p.m. Council concurred to adjourn the meeting to Tuesday, May 15, 1990 at 7:00 p.m. to complete May 8th agenda items.

Deputy City Clerk

Mayor

INTER-OFFICE MEMO

TO: Members of the Planning
Commission

FROM: Carl Eric Leivo, 
Assistant to the City Manager

RE: Minor amendments to the Final Draft of the General Plan DATE: May 1, 1990

City staff has given the Final Draft of the General Plan a last review. Changes proposed by staff are generally highlighted in bold print.

(Page 1.1) - The title of the chapter should be changed to "Summary of the General Plan."

(Page 1.1, first column, number 3) - The word **burdened** should be changed to **burdening** in the last line.

(Page 1.2, second column, first paragraph) - This paragraph should be updated to account for changes in Appendix numbers and to summarize additional public meetings as follows:

...about the future of Rohnert Park (see Appendix I). The City also distributed a "Citizens' Canvas" to every mailing address in Rohnert Park. Of the over 13,500 surveys mailed, over 4,000 were returned (see Appendix II). The Planning Commission held public forums on the General Plan on November 13, 1989 and November 15, 1989 (see **Appendix III and Appendix IV**). The public input obtained through these methods was used to formulate a Draft General Plan. Copies of the Draft General Plan were distributed to a variety of interested organizations. The Planning Commission held public meetings to discuss the plan (see **Appendix V through Appendix IX**). The meetings were exclusively devoted to consideration of the General Plan. Planning Commission recommendations were incorporated into a **Planning Commission Draft of the General Plan which was presented to the City Council**. The City conducted a General Plan Open House on February 3, 1990 (see **Appendix X**). Citizens were able to ask questions and recommend changes in the **Planning Commission Draft of the General Plan**. The City Council also held public meetings devoted to discussion of the General Plan (see **Appendix XI through Appendix XVI**). Finally, the Planning Commission held a public hearing regarding the General Plan on May 3, 1990 (see **Appendix XVII**) and the City Council held a General Plan public hearing of May 8, 1990 (see **Appendix XVIII**). Thus, ample opportunity was afforded to all those who wished to participate in development of the General Plan.

(Page 1.3, the General Principle) - In order to account for the City Council's action to draw the sphere of influence back to the City limits and propose eventual annexation of a small commercial area on the western City boundaries, the General Principle probably should be worded as follows:

If and before the City does any annexation of lands, **other than that provided for in this General Plan**, the City shall do **another** thorough General Plan review and update, focusing on the entire **planning** area and including required environmental documentation. A thorough General Plan review and update is

defined as a process which provides opportunities for the involvement of the public, including, but not limited to, a citizens' committee duly appointed by the City Council, public meetings, citizen workshops, hearings, surveys, town meetings, and written comments. A thorough General Plan review and update should follow, as much as possible, the local process for preparing and adopting a general plan revision suggested by the State of California.

(Page 1.3, the General Policy 1) - Staff suggests that the policy should read as follows:

The City recognized that numerous Rohnert Park citizens indicated in the Citizen's Canvass the belief that Rohnert Park should limit population growth. The ultimate population of Rohnert Park should total approximately 40,000 and development will be limited to areas within the existing City limits, **other than that provided for in this General Plan.**

(Page 1.6 and Page 2.28, Objective 6) - To account for the annexation on the western boundary, the objective should read:

Contain development within the existing City limits and **area of the proposed annexation.**

(Page 1.13 and Page 4.39, Action 3) - Staff recommends listing of the number of acres that 1,300 units would occupy at anticipated densities as follows:

By 1995, as part of a thorough General Plan review and update as defined in Chapter 1, investigate and evaluate alternative sites for possible development of up to 1,300 housing units **to be constructed on approximately 167 acres.**

(Page 1.15 and Page 4.40, Actions 23 and 24) - Staff proposes the following wording:

Action 23. Encourage voluntary maintenance through newsletter articles, brochures, **neighborhood seminars, and other means** to...

Action 24. **Maintain current code...**

(Page 1.16 and Page 4.41, Action 31) - Staff recommends mentioning a homeless shelter site as follows:

Conduct an analysis of the need for an emergency housing shelter and develop an appropriate project or projects **which will be located within the Rohnert Park Redevelopment Agency Project Area.**

(Page 1.17 and Page 5.23, Implementation Measure 4) - Staff proposes the following clarification:

Extend a pipeline to transport treated wastewater to the U.S. 101/Rohnert Park Expressway interchange area so the water can be used to irrigate the landscaping to be installed by Caltrans in the area in 1990.

(Page 1.22 and Page 6.4, Standard 7) - Staff proposes adding flexibility to

the standard as follows:

The width of the right of way for bike paths and pedestrian walks shall be a minimum of 15 feet and the paths shall be paved and shall be 8 feet in width with the remainder of the right of way devoted to **landscaping and tree planting**.

(Page 2.4, second column, first paragraph, last sentence) - To account for the change in residential building permit allocation, the last sentence ("Wastewater treatment capacity is needed for approximately 1,137...") should be removed.

(Page 2.7, Figure 2.8) - To account for the change in residential building permit allocation, the figure should be replaced with the following table:

Figure 2.8
SCHEDULED RESIDENTIAL DEVELOPMENT
Rohnert Park, 1990-1995

YEAR	SINGLE FAMILY UNITS	CONDO- MINIMUM UNITS	MULTI- FAMILY UNITS	TOTAL UNITS
1990	250	85	230	565
1991	130	5	100	235
1992	<u>89</u>	<u>45</u>	<u>40</u>	<u>174</u>
SUBTOTAL	<u>469</u>	<u>135</u>	<u>370</u>	<u>974</u>
1993	To Be Determined			
1994	To Be Determined			
1995	To Be Determined			

(Page 2.11, first column, third paragraph, last sentence) - In recognition of the recent court decision, staff recommends that the sentence be amended as follows:

Master environmental impact reports were prepared, **updated when needed**, and certified (see Fig. 2.9) in order...

(Page 2.24, second column, first paragraph, last sentence) - Staff recommends the following clarification:

Landscaping and park improvements are paid for from the Capital Outlay Fund **and general government expenditures**.

(Page 4.4, second column, third paragraph) - Staff recommends deletion of the last sentence "State law requires notification of owners of property within only 300 feet." in case state law changes during the term of the General Plan.

(Page 4.9, second column, last paragraph) - Staff recommends adding the following additional information:

Of these numbers, it is estimated that there are 720 elderly households that rent and 950 elderly households that own their housing unit. It is estimated that in 1989 there were 563 large family households in 1989.

Of this number it is estimated that 257 rented and 305 owned their unit.

(Page 4.20, second column, first paragraph) - There is an error. The paragraph should read as follows:

Cul-de-sacs must have a right-of-way width of 56 feet, turnaround...and pavement diameter of 90 feet. Generally, cul-de-sacs should...

(Page 4.24, Figure 4.9) - Staff recommends a reorganization of the table as follows:

Figure 4.9
SCHEDULED RESIDENTIAL DEVELOPMENT
Rohnert Park, 1990-1995

YEAR	SINGLE FAMILY UNITS	CONDO- MINIMUM UNITS	MULTI- FAMILY UNITS	TOTAL UNITS
1990	250	85	230	565
1991	130	5	100	235
1992	89	45	40	174
SUBTOTAL	469	135	370	974
1993	To Be Determined			
1994	To Be Determined			
1995	To Be Determined			

(Page 4.25, second column, first paragraph) - Staff recommends adding the following sentence and figure to demonstrate how governmental constraints will be removed where possible.

This General Plan contains various proposals that are designed to remove governmental constraints where possible (see Fig. 4.10).

Figure 4.10
MEASURES WHICH WILL REMOVE GOVERNMENTAL CONSTRAINTS

Governmental Constraint	Measure Which Will Remove Constraint
Project approvals	No action needed
Design & Building Standards	No action needed
Development Impact Fees	Action 15, Housing
	Action 16, Housing
	Action 17, Housing
Wastewater Treatment Capacity	Objective 7, Conservation
	Imp. Measure 12, Conservation
	Imp. Measure 13, Conservation
	Imp. Measure 14, Conservation
Traffic Congestion	Objective 1, Circulation
	Imp. Measure 1, Circulation
Mobile Home Rent Control	Action 20, Housing
	Action 30, Housing

(Page 4.28, first column, last sentence before section 4.13) - While not required until 1992, staff recommends amending the last sentence with a list-

ing of proposed actions that will help insure replacement of low income units that may be converted as follows:

The City intends to undertake three actions (Actions 15, 16, and 17) designed to help insure that there will be 63 low income rental units in 2001 to replace those in Country Club Village should that complex be converted to market rate housing.

(Page 4.29, second column, second paragraph) - Staff recommends inserting the following paragraph:

The City will participate in innovative financing methods that will help assure provision of affordable housing. The merits of each proposed financing method must be considered on a case by case basis. Consideration of innovative housing financing will be an explicit part of actions designed to create new affordable housing (Actions 1, 2, 3, 4, 7, 9, 15, 16, and 17) and actions designed to distribute housing information (Actions 12, 13, 14, 21, and 22).

(Page 4.34, first column, fourth paragraph) - Staff recommends a clarification as follows:

One acceptable kind of assistance is provided by the City, a **residency** allowance to all...

(Page 4.36, second column, last paragraph) - Given the reorganization of Objectives, Principles and Policies, this paragraph needs to be rewritten as follows:

This section is organized in a building block manner. First, **objectives** are listed. Objectives express, in measurable terms, housing targets. They help answer whether the community is making progress towards achieving its housing goals. Next, **housing principles** are listed. Principles express generally accepted housing philosophy. Third, **housing policies** are listed. These policies express the general will of the City Council. Policies generally remain the same over many years.

(Page 4.38, second column, first paragraph under section 4.17) - Staff recommends that the responsible party be more clearly identified as follows:

...This section lists such specific actions and implementation time frames (see Fig. 4.11). For economy of language, the words "the City" have been omitted from the actions. It can be assumed that the City is the responsible party for each action unless another party is listed (such as the School District, Rohnert Park Community Development Agency, or the Sonoma County Community Development Commission). The following list does not...

(Page 4.42) - The figure number would have to be 4.11 if the previous figure is incorporated.

(Page 5.8, second column) - Staff recommends deleting number seven and renumbering the remaining items. Given the adobe soils in the area, swimming pools are not generally drained in the winter.

(Page 5.9, first column) - Staff recommends deleting number three, deleting number five for the reason described above, and renumbering the remaining items.

(Page 5.19, Figure 5.14) - Two errors need to be corrected. First, "Fig." should be written out to be consistent. Second, the first line should read as follows:

Rohnert Park 40,000 X 100

4.0mgd

COUNCIL COPIES
5-8-90 jh

LOCAL AGENCY FORMATION COMMISSION / 575 ADMINISTRATION DRIVE, ROOM 104A / SANTA ROSA, CA 95403-2888 / (707) 527-2577



May 4, 1990

RECEIVED

MAY 7 - 1990

ROHNERT PARK

Paul Skanchy, Planning Director
City of Rohnert Park
6750 Commerce Blvd.
Rohnert Park, California 94928

Dear Mr. Skanchy:

Re: Comments on Draft Environmental Impact Report (DEIR) of the
Rohnert Park General Plan

We apologize for responding to the above-referenced DEIR at this late date. However, we believe it would assist you to have LAFCO's input with respect to this document.

page 2.5: Please modify information regarding the Local Agency Formation Commission to state that LAFCO has authority to approve annexations to city and other local agency boundaries. Please explain the function of the sphere of influence as determined by LAFCO. (Actually, the description on page 3.1-8 appears to be more accurate.)

Section 2.4, page 2-6: This section should state that because of the nature of the project, the EIR is not intended to address the environmental impacts of specific development projects. The section should also add that such projects may require separate environmental review at the time they are proposed.

Section 3.1 Land Use and Planning

page 3.1-7: The fourth paragraph under the residential sub-section is confusing and does not appear to be internally consistent. For example, the paragraph says in 1989 ADWF was 2.59 mgd and unused sewer capacity was .31 mgd. The next sentence states: "Based on this information, the city proposes granting 1557 building permit allotments to approved residential projects for the years 1988 through 1992." (emphasis added) We are perplexed as to how 1989 figures could be used to grant building permit allotments for a prior year.

page 3.1-10: In the sub-section relating to Santa Rosa Avenue, please state explicitly the reason this discussion is included, as it relates to the General Plan and its EIR. The discussion as it is seems to bear no relationship to the Rohnert Park General Plan.

MEMBERS

Warren K. Hopkins, Chairman
Councilman, City of Rohnert Park

EXECUTIVE OFFICER
Tom W. Schopflin

Ernest L. Carpenter
Supervisor, Fifth District

H. E. Boyett
Public Member

ALTERNATE MEMBERS
James R. Wilkey
Alternate Public Member

ASSISTANT EXECUTIVE OFFICER
Donna J. Mackenzie

Janet Nicholas
Supervisor, First District

Ben T. Collins
Councilman, City of Healdsburg

John J. Healy
Councilman, City of Santa Rosa

XIX. 24

Nick Esposti
Supervisor, Fourth District

page 3.1-13: We believe the impacts described on this page would also include impacts on traffic during the transition period in which the city moves to a higher jobs to housing ratio. However, no mention of or reference to traffic is made in this section.

page 3.1-15: We question whether Mitigation Measure 3.1-8 (which refers to policies in which the city would "work with Sonoma County..." and "Encourage Sonoma County...") would mitigate impacts to a less than significant level.

Section 3-2 Traffic and Transportation

page 3.2-10: Mitigation Measure 3.2-4 refers to Objective 3, Implementation Measure 12 relating to establishing "plan lines for future needed streets within the sphere of influence." Please state whether this refers to the present or future sphere of influence. If it refers to the present sphere of influence, it may be appropriate to include a discussion of the growth-inducing effects of such planning, particularly considering the General Principle. If the implementation measure refers to the present sphere of influence, the FEIR should explain the potential impacts of implementing this objective, particularly in light of the General Principle.

Section 3.4 Hydrology

page 3.4-3: Mitigation Measure 3.4-1 refers to Land Use Proposal 5. Please clarify whether this proposal refers to the present sphere of influence or the proposed sphere of influence. If the proposal refers to the present sphere of influence, the FEIR should explain the potential impacts of implementing this objective, particularly in light of the General Principle.

Section 3.7 Public Services

page 3.7-14: Please provide information regarding how the 3.55 mgd of wastewater treatment, projected to be needed for Rohnert Park, was derived. In addition, please indicate whether this figure is Rohnert Park's projected need in 1995, and whether the figure was derived utilizing land uses in the proposed General Plan.

page 3.7-5 to 3.7-6: Please provide a projection as to the amount of supplemental water (average per capita daily consumption as well as average total daily consumption) which is expected to be provided by local wells, per the city's recently modified water supply plan which states that local wells are relied upon for supplemental water during peak periods. Please provide an indication of the time period (number of weeks or months) in which the recently modified water supply plan anticipates water from wells, i.e., supplemental water, would be needed.

Page 3.7-6 also includes the following statement: "Eventually the city hopes to have an increased allotment of 15 mgd. This allotment is based on an eventual inclusion of the sphere of

influence for water service..." Please clarify whether this statement refers to the present or proposed sphere of influence. Within its present context, the statement appears to be referring to the present (larger) sphere. If so, this statement would appear to be in conflict with the General Principle contained within the draft General Plan.

We note that the City has requested an average daily allocation of 15 mgd peak month, considerably higher than the City's present 1 mgd allocation. The DEIR for this project indicates the City is generally requesting a higher allocation to eliminate its reliance on well water.

Information on page 5.5 of the draft General Plan states the City presently obtains 80 percent of its water supply from wells and only 20 percent from its present SCWA allocation. Information on page 5.7 of the draft General Plan indicates that water quality from wells has consistently complied with state requirements. In light of this information, the City's requested SCWA allocation appears excessive. The potential growth-inducing impacts should be explained, particularly in light of the General Principle.

page 3.7-16: For Mitigation Measure 3.7-11, please clarify whether Proposal 6 refers to the city's present or proposed sphere of influence. If reference is being made to the present sphere of influence, this objective should be reconciled with the General Principle in the draft General Plan.

If you have any questions or require clarification, please call.

Sincerely,



Vivian Look
Administrative Analyst - LAFCO

For: Donna Mackenzie
Assistant Executive Officer

City Council Meeting Tuesday May 8, 1990

RE: Housing Elements of the Rohnert Park General Plan

Proposal: To form a separate local housing task force to focus on the many suggestions made in the GP Housing Elements Section.

Background: Rohnert Park has fallen behind in providing or planning for emergency, transitional, lowest, low and moderate income housing. The reasons are many some in the cities control-many from outside pressures.

The Task Force might be comprised of volunteers from the Chamber of Commerce, city planning, city council, local developers, local concerned citizens, business person, and local experts in the area of housing and others.

Issues to address ongoingly:

1. Increasing homelessness
2. The need for transitional housing
3. Lowest income persons working in Rohnert Park
4. Affordable housing for our city workers, (ie. new police force who must live here, but can not buy here).
5. Land use possibilities; landbanking mixed use higher densities, etc.
6. Innovative concepts to produce affordable units
7. Educate the public regarding the definition of "Affordable".
8. Builder developer seminars on affordable possibilities
9. Work in conjunction with Burbank Housing.
10. Guarantee deposit programs
11. Inform local landlord of section 8 and assistant programs.
12. To pursue the "Quality of Life" for ALL Rohnert Parkians (with regards to decent affordable housing).
13. To work towards compliance of the State Housing and Community Development guidelines and if possible, address in advance affordable housing goals prior to the potential regional and state mandates for a fair share of housing for the influx in California Population.

Suggestions on goals cannot be achieved without a specific body or commission responsible, a clear plan of what is to be accomplished, and a date in time for the accomplishments.

I am willing to support the forming of the task force or do whatever else that the City Council deems appropriate.

Dawn Gallagher
795-9637

XIX27

INTER-OFFICE MEMORANDUM

TO: Honorable Mayor Arthur F. Hollingsworth, Jr.
Members of the City Council
Peter M. Callinan, City Manager
Carl Leivo, Assistant to the City Manager

FROM: Paul Skanchy/Planning Director

DATE: May 5, 1990

SUBJECT: DRAFT EIR AND GENERAL PLAN FOR THE CITY OF ROHNERT PARK

The Planning Commission, at their regularly scheduled meeting of May 3, 1990, adopted Resolution 90-5 recommending to the City Council that they hold the appropriate public hearing and adopt the Final Environmental Impact Report for the General Plan with the mitigation monitor program.

The Planning Commission also approved the draft General Plan subject to the changes listed in the memo prepared by Carl Leivo with the inclusion of two items; that a list of the various chemicals and minerals found in the city drinking water be included and that the City Council set up a Committee to oversee housing for low income citizens of our community.

The Planning Commission adopted Resolution 90-6 approving the draft General Plan.

PS:mem

RESOLUTION NO. 90-101

A RESOLUTION OF THE CITY OF ROHNERT PARK ADOPTING
THE ROHNERT PARK GENERAL PLAN AS REVISED AND AMENDED
BY THE CITY COUNCIL AS "THE ROHNERT PARK GENERAL PLAN, 1990"

WHEREAS the City of Rohnert Park did commence the
preparation^{of} the General Plan in 1989 as required by law and the
Superior Court of Sonoma County; and

WHEREAS, the General Plan has been subjected to meetings as
set forth in Planning Commission Resolution No. 96-06 which is
attached hereto and incorporated herein by this reference; and

WHEREAS the Planning Commission did hold a public hearing
on May 3, 1990, wherein it recommended that the General Plan as
revised and amended be adopted as the General Plan for the City
of Rohnert Park; and

WHEREAS the City Council did hold a noticed public hearing
on May 8, 1990, as provided by law; and

WHEREAS the City Council did consider the proposals,
recommendations, comments, and responses made to the General
Plan at the hearing on May 8, 1990, as well as the comments made
before that time; and

WHEREAS the City Council has considered the recommendation
of the Planning Commission to adopt the General Plan as set
forth in Resolution 90-06;

NOW, THEREFORE, BE IT RESOLVED by the Rohnert Park City
Council that it adopt the Rohnert Park General Plan as revised
and with the approved revisions as the GENERAL PLAN OF THE CITY
OF ROHNERT PARK, CALIFORNIA, 1990.

BE IT FURTHER RESOLVED that copies of the GENERAL PLAN OF
THE CITY OF ROHNERT PARK, CALIFORNIA, 1990, be prepared in final
form as approved and sent to all public agencies specified in
Government Code section 65352 and that copies of the General
Plan be made available to the general public as specified in
Government Code section 65357.

Duly and regularly passed and adopted by the Rohnert Park City Council this 8th day of May, 1990.

AYES (4) Council Members Cochran, Eck, Hopkins, and Spiro

NOES (0)

ABSENT (1) Mayor Hollingsworth

CITY OF ROHNERT PARK

David L. Eck
Mayor Pro Tempore

ATTEST: *Judy Hall*
Deputy City Clerk



RESOLUTION NO. 90-06

A RESOLUTION OF THE ROHNERT PARK PLANNING COMMISSION RECOMMENDING THAT THE ROHNERT PARK CITY COUNCIL ADOPT THE PROPOSED ROHNERT PARK GENERAL PLAN AS REVISED AND AMENDED AS THE ROHNERT PARK GENERAL PLAN

WHEREAS state law requires the periodic revision of a General Plan and;

WHEREAS in 1989 the City of Rohnert Park determined to revise its General Plan and;

WHEREAS the City of Rohnert Park commenced proceedings to revise and update its General Plan in September 1989, and;

WHEREAS one of the first actions taken by the City of Rohnert Park was to sponsor a General Plan Town meeting on October 29, 1989, wherein all interested citizens were invited to appear and present for consideration, discussion and resolution, insofar as possible, the issues and concerns to the residents and participants relating to the formulation, adoption and implementation of an updated General Plan, for the City of Rohnert Park and;

WHEREAS prior to the General Town Meeting, on or about the first half of October, 1989, the City of Rohnert Park sent to each mailing address within the city a questionnaire which raised some of the issues that were frequently presented to the city staff or the City Council from citizens and others interested in the development and promotion of the City of Rohnert Park, and;

WHEREAS approximately 4,100 questionnaires were returned to the city which consisted of a thirty (30%) per cent response, more or less, and;

WHEREAS the review period for the Draft General Plan began on November 17, 1989 and ended on March 26, 1990 and;

WHEREAS the Rohnert Park Planning Commission did hold seven (7) General Plan Meetings which were open to the public and at which interested members of the public were allowed to participate, and;

WHEREAS these Planning Commission meetings were held on November 13, 15, 27, 30, December 4, 7, and 11, 1989, and;

WHEREAS on February 3, 1990 the city did conduct a General Plan Open House, at which time the general public was invited to discuss the proposals received to date and the analysis of expressed public concern, and;

WHEREAS after the General Plan Open House the City Council held seven (7) General Plan meetings to which the public was invited to address the City Council and raise any concerns or comments, and;

WHEREAS the Rohnert Park City Council held these General Plan meetings on February 12, 20 and 26, March 6, 12, 19 and 26, 1990, and;

WHEREAS the Rohnert Park Planning Commission did hold a noticed public hearing on May 3, 1990 as required by California Government Code Section 65353, and;

WHEREAS the proposed General Plan has been exposed to the public and the community for comment and suggestions for revision and;

WHEREAS the community has been involved in the preparation and development of the General Plan, and;

WHEREAS the General Plan has been submitted to the California State Office of Planning and Resources and other interested public agencies as required by law, and;

WHEREAS the comments of the public and affected public agencies have been considered and integrated, as appropriate, into the General Plan, and;

WHEREAS the Planning Commission has considered all of the comments, criticisms and reports and feels it appropriate to approve the General Plan as proposed and revised.

NOW THEREFORE BE IT HEREBY RESOLVED BY THE Rohnert Park Planning Commission that the General Plan as revised and amended with the comments and response of staff and the consultants, Earth Metrics, Inc., be adopted as the General Plan for the City of Rohnert Park, 1990.

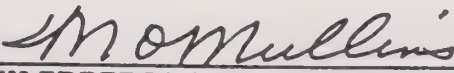
BE IT FURTHER RESOLVED by the Rohnert Park Planning Commission that it recommend to the Rohnert Park City Council that the aforesaid General Plan be adopted as the official and adopted General Plan of the City of Rohnert Park .

Duly and regularly passed and adopted by the Rohnert Park Planning Commission this 3rd day of May, 1990.

AYES (4)


NOES (0)

ABSENT (1)



CHAIRPERSON, ROHNERT PARK
PLANNING COMMISSION

INTER-OFFICE MEMORANDUM

TO: Peter M. Callinan, City Manager
FROM: Paul Skanchy/Planning Director 
DATE: May 22, 1990
SUBJECT: FILE NO. 1400 - CONDIOTTI ENTERPRISES/REZONING
FILE NO. 1399 - JIMMIE ROGERS/REZONING

This memo is in response to Mr. Dave Mochel's letter dated May 21, 1990, addressed to the Mayor and City Council members.

On November 30, 1989, a letter from Mr. Jimmie Rogers requesting rezoning of certain properties was read into the Minutes of the Planning Commission meeting during the hearing on the General Plan update. Because the city was in the process of updating the General Plan, no formal action was taken by the Planning Commission on the rezoning requests. Also the requests were submitted to the City Council for their information on February 12, 1990 or February 20, 1990. Both rezoning requests were transmitted to the Earth Metrics Consultant so they could be included in the DEIR for the General Plan update.

Both rezonings were included in the DEIR and the General Plan Land Use Element and were not specifically noted in the document inasmuch as the documents are general in nature and covered land use for the entire city.

Both the rezonings were publicly noted as well as notices being mailed to the surrounding property owners on two separate occasions.

On May 3, 1990, the Rohnert Park Planning Commission held two duly noticed public hearings on the rezoning requests. During the public hearings, the general public was given ample opportunity to give their comments as they pertain to these items.

On May 8, 1990, the two rezonings were scheduled for public hearings before the City Council. Because of the late hour, these items came up on the agenda and the City Council continued them until May 15, 1990. On May 15, 1990, the City Council held the appropriate public hearings which were open to the general public for comments.

PS:mem

May 21, 1990

RECEIVED

MAY 21 1990

CITY OF ROHNERT PARK

The Mayor and City Council Members
City of Rohnert Park, CA

This letter is in regard to two rezoning actions approved by City Council on May 15, 1990. I opposed both actions but comments were made after I left the podium and therefore I could not respond. In particular Councilman Hopkins implied the reasons I gave for opposing the rezoning were unfounded and others seemed to agree.

My main point was that the two rezoning actions had not been discussed or approved during hearings on the General Plan as they should have been.

Who is correct here? What does the record show?

(1) Close inspection and comparison of the first General Plan zoning map with the final map shows a zoning change on both parcels. However, the General Plan text makes no mention of zoning changes on either parcel. Neither applicant made a public appearance to request rezoning.

(2) A letter requesting rezoning of the smaller parcel was "introduced" into minutes of the General Plan meeting on Nov. 30, 1989. However, the public hearing covering zoning topics had been closed at the Nov. 27 meeting.

(3) Regardless of its timeliness, the letter was not read to the public, its specific contents were not discussed in public, and there is nothing in the minutes to indicate the Planning Commission ever took any action -- formal or informal -- to change the General Plan.

(4) I found no documentation anywhere of requests or discussion during the General Plan update to rezone the larger parcel.

I don't pretend to know everything that goes on in City Hall. But the evidence and my personal observation tell me these two zoning changes were not discussed (at least not publicly) during the General Plan update.

What really happened?

Respectfully yours,

Dave Mochel
4405 Holligsworth Cir.
Rohnert Park, CA 94928

cc: Concerned Citizens of R.P.

Council Correspondence	X
Copy to ea. Councilman	X
Copy to	X
CL	X
PS	X

XIX.35

ROHNERT PARK - COTATI CLARION

VOL. 51, NO. 37

TWICE A WEEK - WEDNESDAY AND FRIDAY 795-5451 OR 544-1753 35c A COPY

WED. MAY 9, 1990

RP Council OK's new general plan

By JUD SNYDER

It took more than two hours of discussion and questioning last night, but Rohnert Park now has an approved and updated general plan plus an approved environmental impact report to go along with it. The life span of both is estimated to be five years. The process took so much time that the council decided to adjourn at 11:10 p.m. and finish up the rest of the agenda Tuesday May 15.

The four-member City Council (Mayor Art Hollingsworth was absent) absorbed more of the same criticism they've been receiving the

past few months, mostly dealing with the fast pace of the process.

But City Attorney John Fliener noted that the process really began back in September 1989 when the first restraining order was placed against the northwest RP project. Vice-Mayor Dave Eck specifically asked Fliener near the end of the two-hour discussion if "all the legal requirements" have been met on the GP and its accompanying EIR. Fliener gave the green light. The two 4-0 votes swiftly followed.

Critics of the plan had their say, and faults in the GP were pointed out. But Fliener said near the end of

the discussion, "The law does not require you to solve everybody's problem. It's a balancing process."

Jake McKenzie said to the council, "We've come a long way but now we have a general plan that gives us some direction over the next five years." But he urged the council not to approve the EIR.

"I'm still concerned about traffic at the Wilfred Avenue overcrossing. I seriously question that CalTrans can do anything up here by 1995," said Dave Mochel. "The level of service here will continue to deteriorate. We can mitigate it by slowing development out there."

George Horwedel said he'd like to see a "green zone all around Rohnert Park. A little foresight now could save drastic action later."

Harvey Bell leveled the most serious criticism at the council last night in City Hall.

"The process was a little too hurried, your 180 days isn't up yet, what's the hurry? There are still some concerns like inadequate mitigation measures and several elements in the plan should be re-worked," said Bell.

He also pointed out the city's request for an additional 15 million gallons of fresh water a day from

the Sonoma aqueduct and additional pumping equipment for wastewater.

"Is this another plan hidden from public view, a general plan the public's not aware of? We're asking for double capacity here that can handle 60,000 residents," said Bell. "Who said 60,000? People are not getting a chance to look at this hidden agenda." He requested a delay in approval until items in the GP and EIR "are cleaned up...the plan needs teeth put into it and we have time to clean it up."

Later in the meeting, Councilman Charlie Cochran responded to

Bell's charges.

"I'm sick and tired over all these disparaging comments about hidden agendas," said Cochran. "It's like a paranoid Joe McCarthy and his 'dangerous stranger.' The general plan has to be flexible...we're doing the very best job we can. I can't imagine where you came up with that."

Added Cochran, "How do you play basketball out there (in the Sports Center)? Because of \$20,000 per acre annexation fees that helped to build the center."

When asked if there was any- See COUNCIL, Page 2

COUNCIL

From Page 1

thing illegal about putting in a request for additional aqueduct water, Fliener said there wasn't, implying a city can file all the requests it wants but has no assurance of having them filled.

Brian McElroy of Earth Metrics in San Mateo, principal author of the EIR, said, "Your growth is constrained by your biggest limitation: lack of sewer capacity. There's no reason to update your general plan if you don't have sewer capacity."

McElroy also reminded the council that the GP can be amended four times a year and the only way to "expand your borders by annexa-

tion is by amendment."

The council also turned down Bell's proposal dealing with a non-binding community survey before any annexations took place.

Your goals are attractive but not your method," said Eck.

"Nothing prohibits any member of the community to give input at public hearings," said Councilwoman Linda Spiro. "To put it on the ballot at public expense is a process I question. We did all these public hearings for the general plan, why do a survey for annexations? We should let the people take responsibility to take part in local government."

"Politicians are reacting too much to polls and surveys," said Eck. The voters have recourse via initiatives which are incredibly simple to qualify for the ballot.

General plan could bring Price Club to Rohnert Park

By MIKE MCCOY
Staff Writer

ROHNERT PARK — City leaders Tuesday ended their whirlwind update of the city's general plan in time to meet a court-ordered deadline and extend the welcome mat to Price Club.

The City Council's unanimous adoption of a new general plan could mean the return of Price Club's proposal to develop a 27.5 acre shopping center, Price Club officials said.

"We may be interested in looking at Rohnert Park again," Jacklyn Horton, Price Club's executive vice president, told The Press Democrat earlier Tuesday.

"It really depends on how things develop. If there are any more legal problems we need to see what will happen," she said.

But that potential hurdle may rest with the city's main antagonist — the Sierra Club.

It was two lawsuits filed on behalf of the Sierra Club and club member Harvey Bell, a Rohnert Park resident, that forced the city to begin updating the general plan that had last been overhauled in 1973.

"It's clearly a pretty good rush job of a general plan," Bell said.

"But I'm not sure they've done what they needed to do," he added. "There are definitely some glaring errors in it."

Whether the Sierra Club will contest the adequacy of the final general plan may take the full 30 days allowed under the law for a challenge to be filed.

"It's not something that can be answered overnight. It requires a full analysis," Bell said. The revised general plan and a support document together measure nearly 3 inches in thickness.

The city's resolve to undertake the process in
See RP, Page B3

RP

Continued from Page B1

recent months was strengthened when Superior Court Judge Laurence Sawyer banned the city from approving all new developments and halted construction of Price Club's 27-acre shopping center.

City Attorney John Flitner had warned the council a year earlier that it could be subject to a court-ordered building shutdown if it failed to update the general plan. The warning, however, was ignored.

Sawyer said the city's 17-year-old general plan had grown too old to be of any value in the planning process and ruled that projects approved based on that antiquated plan — including Price Club's proposed development — were

invalid.

"We didn't see any end in sight to the litigation," Price Club attorney Joseph Satz said at that time as to why the company withdrew its plans.

Its plans — on which the city had banked its hopes to reap \$600,000 to \$1 million in annual sales tax revenues — were to include a 106,000-square-foot Price Club warehouse, a 100,000-square-foot Homeclub and a 50,000-square-foot Levitz Furniture Store.

Developer Hugh Coddling, who had planned to sell part of his 72-acre regional shopping center site to Price Club for \$3.3 million, said Satz called him last week to find about the general plan.

"It called me out of the clear blue sky. I hadn't heard from them since they pulled out of the deal," he said.

"Satz said they just had a meeting and were still interested in the

project," Coddling said.

Coddling, however, said, "We have another party interested in the property too." He declined to name them.

City Planning Director Paul Skanchy said the earliest Price Club could proceed, barring further legal delays, would be mid-August. That's when an environmental impact report focused on Coddling's 72-acre site is expected to be up for final approval.

Sawyer's initial rulings against the city's general plan last September sparked the city to adopt a fast-track plan to update it, a process that has taken other Sonoma County cities two to three years to complete.

Flitner said Sawyer's ruling required the city to meet a June 10 deadline to complete its update.

Part of the speedy eight-month

process was made possible by the city's decision to limit the update to a 10-year look forward, rather than the 20-year projection most general plans cover.

City leaders restricted the focus largely because of the city's limited unused sewer treatment capacity expected to run out by the end of 1992. Additional capacity isn't expected until the regional plant, shared by Santa Rosa, Cotati, Sebastopol and Rohnert Park, is expanded in 1995.

In two major concessions contained in the limited general plan, city officials agreed to restrict growth in the new general plan to within the city's existing boundary lines.

They also agreed not to undertake any annexations until the city completes a full-blown general plan update process.

U.C. BERKELEY LIBRARIES



C124912779

